

Development Plan Amendment

By the Council

Residential Development (Zones and Policy Areas) Development Plan Amendment

Explanatory Statement and Analysis

By the City of Norwood Payneham & St Peters

For Consultation

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Have Your Say

This Development Plan Amendment (Residential Development (Zones and Policy Areas) DPA) is available for inspection by the public from 15 November 2012 until 31 January 2013 at the:

- Council Offices, located at the Norwood Town Hall, 175 The Parade, Norwood
- Payneham Customer Service Centre, located at 2 Turner Street, Felixstow
- Norwood Library, located at 110 The Parade, Norwood
- St Peters Library, located at 2 Cornish Street, Stepney (temporary location)

Copies of the Residential Development (Zones and Policy Areas) Development Plan Amendment, can also be downloaded from the Council's website at <http://www.npsp.sa.gov.au>.

During this time anyone may make a written submission to the Council about any of the changes the DPA is proposing.

Submissions should be sent to the Chief Executive Officer, City of Norwood Payneham & St Peters, PO Box 204, Kent Town 5071.

A Public Meeting has been scheduled for Tuesday, 5 March 2013 at 7pm in the Don Pyatt Hall, 175 The Parade, Norwood (enter from George Street). If there are no requests to be heard, no Public Meeting will be held.

Submissions should also indicate whether the author wishes to speak at the Public Meeting about the DPA.

Explanatory Statement

Introduction

The Development Plan is a document which sets out Objectives and Principles of Development Control which describe the type and nature of development considered appropriate in all localities across the Council area. The *Development Act 1993* requires planning authorities, such as the Council, to make decisions on development applications in a manner which is consistent with the Development Plan.

In order to keep the Development Plan up-to-date and responsive to changing conditions, the *Development Act 1993* allows either the relevant Council or the Minister for Planning (under prescribed circumstances) to amend a Development Plan, through the preparation of a Development Plan Amendment (DPA). The legislative framework for undertaking amendments to a Development Plan, through a DPA is prescribed under Sections 24 and 25 of the *Development Act 1993*.

Development Plan Amendment (DPA) Process

- **Statement of Intent**

The Statement of Intent is the first formal step in the preparation of a DPA. Before amending a Development Plan, the Council must first reach agreement with the Minister for Planning regarding the range of issues the amendment will address. Under Section 25(1) of the *Development Act 1993*, the Council is required to prepare a Statement of Intent, defining the nature and scope of the proposed DPA for the Minister for Planning's agreement.

- **Development Plan Amendment (DPA)**

Once the Statement of Intent is agreed to, the Council is able to begin its investigations and analysis and start drafting a Development Plan Amendment (DPA) (this document), which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

- **Consultation**

Sections 25(6) - (11) of the *Development Act*, outline the legislative framework for the consultation stages of the DPA process. The prescribed timeframe for public consultation is for a minimum period of four weeks depending on the process selected. During the public consultation period interested persons are encouraged to make written submissions on the draft DPA.

Following completion of the public consultation period, the Council is required to hold a Public Meeting. The Public Meeting provides an opportunity for interested persons to make verbal submissions to the Council and forms an important component of the statutory requirements of the public consultation process.

- **Amendments to the DPA**

Following the completion of the public consultation period and the Public Meeting, the Council is required to review all of the submissions received (both written resulting from the consultation period and verbal from the Public Meeting) and amend the DPA accordingly. In addition, the Council is required, under Section 25(13)(a) of the *Development Act 1993*, to prepare a report, for

the Minister's consideration, on the matters raised during the consultation period and outline the Council's response to these issues.

- **Ministerial Approval**

Once the consultation process is completed and the Council has considered all of the submissions, the Development Act requires the Council to forward the DPA, together with the submissions received and the Council's response to the submissions, to the Minister for Planning for consideration.

Once all of the information has been reviewed, the Minister may choose to approve the DPA, alter and then approve the DPA, or decline to approve the DPA. Should the Minister decide to approve the DPA, the approved amendment immediately forms part of the Development Plan although it is still subject to review by the Environment, Resources and Development Committee of Parliament. Under Section 27 of the Development Act, the Environment, Resources and Development Committee has 28 days in which to endorse, suggest further amendments or disallow the DPA.

Format of the Development Plan Amendment

A DPA comprises of three (3) main parts in accordance with the requirements of the *Development Act 1993*:

- **Part 1 - Executive Summary** (this section)
The Executive Summary briefly summarises the purpose and need for the DPA and the nature of the proposed policy changes to the Development Plan.
- **Part 2 - Analysis**
Background
The Strategic Context and Policy Directions
Investigations
Recommended Policy Changes
Consistency with the Residential Code
Statement of Statutory Compliance
References/Bibliography
Certification by the Council's Chief Executive Officer
This section outlines the nature of the investigations undertaken and the conclusions drawn from those investigations in the preparation of the proposed policy changes.
- **Part 3 - The Amendment**
This section of the document contains the proposed policy amendments to the Norwood, Payneham and St Peters (City) Development Plan. It also contains an Amendment Summary, referred to as the Amendment Instructions Table, which outlines which provisions will be deleted and replaced with new provisions in the Development Plan to enable these changes to be made.

Need for the amendment

The current Residential Zones and associated Policy Areas, where they exist, in the Norwood, Payneham and St Peters (City) Development Plan are an amalgamation of the Development Plans of the former three (3) Councils of Kensington & Norwood, Payneham and St Peters, with some of the policies dating back as far as the 1970s. The deficiencies with the current policy framework

and the lack of relevant and up-to-date policies makes addressing contemporary development issues and negotiating good development outcomes an often difficult task.

This DPA proposes to replace all of the existing Residential Zones and Residential Policy Areas within the Norwood, Payneham and St Peters (City) Development Plan, with a new comprehensive set of Residential Zones and Policy Areas, which contain Desired Character Statements, Objectives and Principles of Development Control, that address residential development and associated issues.

Statement of Intent

The Statement of Intent relating to this Development Plan Amendment was agreed to by the Minister for Planning on 21 June 2007, as a reasonable basis for undertaking investigations into the preparation of the Residential Development Plan Amendment.

This Statement of Intent was amended through a letter dated 16 November 2009, where the former Minister for Urban Development and Planning agreed to the Council's request to split the Residential Development Plan Amendment into the Residential Development (City Wide Policy) DPA and the Residential Development (Zones and Policy Areas) DPA, subject to the issues and investigations remaining as outlined in the original agreed Statement of Intent, dated 21 June 2007. The reason for splitting the DPA into two (2) parts, was to enable the Council to progress and consolidate the more generic City Wide policies into the Norwood, Payneham and St Peters (City) Development Plan, while the detail surrounding the Residential Zones and Policy Areas (and the Council's approach to this part of the policy framework), continued to be negotiated with the Minister.

As described in the Statement of Intent, the scope of this Development Plan Amendment is to establish a more comprehensive and contemporary policy framework for residential development within the City of Norwood Payneham & St Peters, which protects and enhances the valued character and amenity of residential locations, whilst also responding to the changing needs and demands of the community.

As a result the issues and investigations agreed to in the Statement of Intent have been undertaken in two (2) stages, as outlined below:

Stage 1 – The Residential Development (City Wide Policy) DPA which was approved by the Minister for Planning on 18 August 2011 and is now consolidated into the Norwood, Payneham and St Peters (City) Development Plan. This DPA introduced a new set of Objectives and Principles of Development Control into the City Wide section of the Development Plan that address all common aspects of residential development.

Stage 2 - The Residential Development (Zones and Policy Areas) DPA (this DPA), proposes to replace all of the existing Residential Zones and Residential Policy Areas with a new comprehensive set of Residential Zones and Policy Areas. In addition it has investigated the appropriateness of residential development in non-Residential Zones located in key areas in and around centres and along key transport routes.

Affected area

As a comprehensive Council wide review of residential development policy, the area affected by the DPA is the whole of the City of Norwood Payneham & St Peters, where residential development is an appropriate land use. This includes a comprehensive review of all of the residentially zoned areas located throughout the Council area, as well as a minor review of the

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

non-residential zones such as the Business, Mixed Use and other zones primarily established for uses other than residential, but with policies allowing a minor proportion of residential development. The following Norwood Payneham & St Peters Residential Zones map outlines the extent of the residentially zoned areas (depicted as pink on the map). Included on the map, although not affected, are the Residential Historic (Conservation) Zones, to provide context to the extent of the Residential Areas within the City of Norwood Payneham & St Peters. Due to the minor nature of the changes to the non-Residential Zones, these areas have not been identified on the attached map.

Summary of proposed policy changes

The Residential Development (Zones and Policy Areas) DPA proposes the introduction of a policy framework which clearly distinguishes between areas where the existing character should be protected, areas where some character change can occur and areas where a new character, possibly at higher densities, will be encouraged. To deliver this policy framework the Residential Development (Zones and Policy Areas) DPA proposes the following amendments to the Norwood, Payneham and St Peters (City) Development Plan:

- The introduction of three (3) new Residential Zones (namely the Residential Character Zone, the Residential Mixed Character Zone and the Residential Zone) to replace the seven (7) existing Residential Zones (and associated Policy Areas, where they exist) within the Norwood, Payneham and St Peters (City) Development Plan.
- The introduction of seven (7) Policy Areas that sit within the Residential Character Zone.
- The introduction of four (4) Policy Areas that sit within the Residential Mixed Character Zone.
- The introduction of eight (8) Policy Areas that sit within the Residential Zone.
- The introduction of a Desired Character Statement in each of the Zones and Policy Areas that relates specifically to those Zones and Policy Areas.
- Generic policy in the form of Objectives and Principles of Development Control that are relevant to each of the specific zones.
- Tailored policy detail within each of the Policy Areas that outlines the types of developments that are appropriate and specifies quantitative policy in terms of minimum site areas, minimum primary street frontages, minimum setbacks (front, side and rear) appropriate heights and maximum site coverage.
- The introduction and in some cases minor amendments to policies within some of the non-residential zones, which address the appropriateness of residential development in those zones (which are not traditional residential zones).
- The rezoning of the Light Industry Zone, adjacent to the Residential Historic (Conservation) Zone, on the south-western corner of Clifton Street and Phillis Street, Maylands, from Light Industry to Residential Character Zone, to reflect its existing residential land use.
- The deletion of all forms of residential development from Tables NPSP/1 and NPSP/2.
- The realignment of the Local Commercial Zone boundary on the north-western corner, north of Magill Road and west of Portrush Road to reflect the cadastre boundary.
- The replacement of all of the Zone and Policy Area maps with a new set of Zone and Policy Area maps that incorporate the new Residential Zones and Policy Areas.

Legal requirements

In the preparation of this DPA, the Council received advice from Ms Keke Michalos and Mr Carlos Buzzetti both from the City of Norwood Payneham & St Peters. Mr Carlos Buzzetti holds the prescribed qualifications pursuant to Section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of Council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

The Council's Strategic Planning & Development Policy Committee, at its meeting held on 7 August 2012, resolved that this draft Development Plan Amendment is in a form which is suitable for Government Agency Consultation and Public Consultation.

Consultation

This DPA is now being released for formal agency and public consultation for a period of eight (8) weeks, which is the statutory consultation period agreed to by the Minister in the Statement of Intent. The consultation period will enable interested persons to make a submission on the draft DPA.

The following Government Departments and Agencies, adjoining Councils and organisations are to be formally consulted:

Agency Consultation

- Department of Planning, Transport and Infrastructure
 - *Planning and Assessment Division*
 - *Public Transport Division*
 - *Transport Services Division*
 - *Office of Major Projects and Infrastructure*
 - *Urban Renewal Authority*
 - *Office for Recreation & Sport*
- Department of the Premier and Cabinet
 - *Aboriginal Affairs and Reconciliation Division*
- Department of Justice
 - *South Australian Metropolitan Fire Service*
 - *State Emergency Services*
 - *Police Department*
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Department of Environment and Natural Resources
 - *Planning and Assessment Unit*
 - *Heritage Branch*
 - *Sustainability and Climate Change*
 - *Zero Waste*
- Department for Water
- Department for Education and Child Development
- Department for Communities and Social Inclusion
 - *Housing SA*
 - *SA Community Housing Authority (SACHA)*
- Department for Health and Ageing
 - *Applied Environmental Health Branch*
 - *Wastewater Management*
- Department of Further Education, Employment, Science and Technology
- Environment Protection Authority
- ETSA Utilities
- SA Tourism Commission

- SA Water
- Adelaide & Mt Lofty Ranges Natural Resources Management Board

Other Councils

- Adelaide City Council
- City of Burnside
- Campbelltown City Council
- City of Port Adelaide Enfield
- Corporation of the Town of Walkerville

Non - Government Agencies

- National Trust of SA
- Conservation Council of South Australia
- Bicycle SA
- Urban Ecology Australia
- Eastside Business Enterprise Centre
- Magill Road Precinct Committee
- Glynde Corner Precinct Committee
- Norwood Parade Precinct Committee
- Payneham Road Precinct Committee

State Members of Parliament

- Mr Steven Marshall MP, Member for Norwood
- Hon Grace Portolesi MP, Member for Hartley
- Ms Vickie Chapman MP, Member for Bragg

Community Organisations

- Kensington Residents Association
- Norwood Residents Association
- St Peters Residents Association
- Preserve Kent Town Association
- Payneham Residents and Ratepayers Action Group

A Public Meeting will be held commencing at **7.00pm** on **Tuesday, 5 March 2013** at the **Don Pyatt Hall, 175 The Parade, Norwood** (enter from George Street), at which time interested parties may appear and be heard in relation to the draft Residential Development (Zones and Policy Areas) Development Plan Amendment and the submissions received on the DPA. The Public Meeting is an opportunity for interested persons to make a verbal submission to the Council. The Public Meeting will not be held if no submission makes a request to be heard.

Copies of the Residential Development (Zones and Policy Areas) Development Plan Amendment, can be downloaded from the Council's website at <http://www.npsp.sa.gov.au> or obtained during normal office hours, from the Council Offices, located at the Norwood Town Hall, 175 The Parade, Norwood, from **15 November 2012** until **31 January 2013**.

Copies of the DPA will also be available for viewing, during the consultation period, at:

- Payneham Customer Service Centre – 2 Turner Street, Felixstow
- Norwood Library – 110 The Parade, Norwood
- St Peters Library – 2 Cornish Street, Stepney (temporary location)

Written submissions regarding the draft Residential Development (Zones and Policy Areas) Development Plan Amendment should be submitted no later than **5.00 pm** on **31 January 2013**.

All submissions should be addressed to the **Chief Executive Officer, City of Norwood Payneham & St Peters, PO Box 204, Kent Town 5071.**

The written submissions should also clearly indicate whether you (or someone on your behalf) wish to speak at the Public Meeting.

In accordance with the Development Act, copies of all written submissions will be available for inspection by interested persons at the Council Offices located at the Norwood Town Hall, 175 The Parade, Norwood, from **1 February 2013** until the conclusion of the Public Meeting.

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Further information about the draft Residential Development (Zones and Policy Areas) DPA can be obtained by contacting **Eleanor Walters**, at the City of Norwood Payneham & St Peters on telephone (08) **8366 4521** or by e-mail to townhall@npsp.sa.gov.au.

Important Note for Agencies: This DPA includes modules from the South Australian Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

The final stage

When the Council has considered the comments received from the consultation process and made any appropriate changes to the DPA, the DPA together with a report on the DPA and consultation process - *Summary of Consultations and Proposed Amendments Report* - will be sent to the Minister for Planning for consideration.

The Minister will then either approve (with or without changes) or refuse the Development Plan Amendment.

Analysis

1. Background

The City of Norwood Payneham & St Peters is located immediately east of the City of Adelaide and covers an area 15.1 square kilometres in size. A large proportion of the Council area is occupied by residential development accommodating approximately 16,500 households and a population of around 36,500 people.

The City of Norwood Payneham & St Peters has a diverse range of housing stock, with styles and ages of housing varying across the suburbs. It is the City's built form that underpins its strong character. Approximately half of the City's housing stock comprises of traditional detached dwellings on individual allotments. Other forms of housing (semi-detached, flats, units, apartments, row dwellings and group dwellings) are found throughout the City, but are more prevalent in the suburbs of Payneham, Payneham South, Maylands, Norwood, Kent Town and Kensington. As a proportion of total housing stock, the number of flats, units and apartments in Norwood, Payneham & St Peters is much higher than in Adelaide generally.

Suburbs such as Royston Park, Joslin, St Peters, College Park, Maylands, Evandale, Trinity Gardens, St Morris, Payneham, Payneham South and Heathpool, have a generally homogenous residential character, with only small pockets of non-residential uses in locations fronting onto the major roads surrounding these suburbs. Suburbs such as Felixstow, Marryatville and Marden, have distinct areas with a general residential character combined with areas of a non-residential or mixed-use character. The suburbs of Kensington, Kent Town and parts of Stepney and Norwood are characterised by some areas of mixed-use development (ie business, residential and light industrial).

Generally, the City of Norwood Payneham & St Peters is fully developed with only a small number of vacant allotments. However, due to its close proximity to the Central Business District of Adelaide, the work and entertainment activities that it offers, the village activities of Norwood and Kent Town, its attractive living environments and accessibility to a wide range of services and schools, the River Torrens Linear Park and well serviced public transport, the City of Norwood Payneham & St Peters is experiencing increasing demand for new residential development. This combined with an increasing ageing population, lifestyle changes, smaller household sizes, demand for investment properties, and a change in strategic direction from the State Government, in terms of the location of future growth, has led to the Council needing to investigate opportunities for growth while at the same time protecting the valued character and amenity of the City. Due to its established housing stock, the majority of housing supply is expected to be met by re-subdivision into smaller allotments, demolitions and redevelopment in selected locations at higher densities.

This document, the Residential Development (Zones and Policy Areas) Development Plan Amendment (DPA) is a comprehensive review of all of the Residential Zones and Residential Policy Areas within the Norwood, Payneham and St Peters (City) Development Plan. It is the first comprehensive review of the Residential Zones and the policy framework within those Zones since the individual Development Plans of the three (3) former Local Government Areas of Kensington & Norwood, Payneham and St Peters were consolidated into one document in April 2003.

Due to the complexity associated with the consolidation of the three (3) existing Development Plans, the intention of the Council, at the time, was to deliberately avoid making any substantive policy changes. The role of the Consolidation Plan Amendment Report was simply to remove

repetition, geographically irrelevant material (applicable to locations outside of the City of Norwood Payneham & St Peters) and to place all remaining policy content within a single document. It did not change the nature or effect of policies as they apply to the assessment of development applications.

Since the amalgamation of the Council in 1997, and the consolidation of the Development Plan in 2003, the Council has undertaken four (4) major planning policy reviews, three (3) of which, namely – the Heritage (St Peters, Kensington and Norwood) Plan Amendment Report (now referred to as a Development Plan Amendment) and the Heritage (Payneham) Plan Amendment Report, were approved and consolidated into the Development Plan in October 2006 and more recently the Residential Development (City Wide Policy) Development Plan Amendment, which was approved and consolidated into the Development Plan in August 2011. The fourth policy review undertaken by the Council is the Kent Town and The Parade Strategic Growth Development Plan Amendment, which was undertaken in 2011. This DPA formed part of the State Government led Inner Metropolitan Growth Project, which was aimed at facilitating a coordinated planning policy response to the key growth objectives of the *30 Year Plan for Greater Adelaide*, in particular the proposal to shift the current 50:50 split of urban infill and greenfield development to a 70:30 split by 2038. The proposed shift in policy direction requires at least 60% of new infill housing development to be located in transit corridors and targeted regeneration areas, close to the city and public transport infrastructure. The scope of this policy work was narrowed down by the Council to include the area of Kent Town, focussed mainly around North Terrace, Dequetteville Terrace, King William Street, Rundle Street and the area of The Parade between Osmond Terrace and Portrush Road. Whilst the initial planning policy review has been completed by the Council, the Council is still awaiting the Minister's approval to enable the DPA to be released for public consultation.

The two (2) Heritage Plan Amendment Reports (PARs) (completed in 2006) represented a significant body of work that was undertaken to support the preservation and enhancement of the City's most important built heritage places and historic character areas. Finalising these two (2) Heritage PARs was considered a necessary first step in the implementation of the Council's Residential Strategy.

The process of reviewing the City's residential development policies in order to establish an appropriate policy framework was the next step in the process. This was undertaken in three (3) stages:

- The establishment of a broad set of strategic directions for the City, informed by an understanding of issues, trends, opportunities and constraints;
- The preparation of a spatial development framework for the City based on those strategic directions; and
- The preparation of two (2) Residential Development Plan Amendments to implement the policy framework;
 - Stage 1 - the **Residential Development (City Wide Policy) Development Plan Amendment** (approved and consolidated into the Development Plan in August 2011); and
 - Stage 2 - the **Residential Development (Zones and Policy Areas) Development Plan Amendment** (this document).

The initial review of the policies in the Norwood, Payneham and St Peters (City) Development Plan, that relate to residential development, highlighted that:

- (a) the policies were outdated with many remaining in place from the 1970s and 1980s, despite a number of residential policy amendments being introduced for various parts of the Council over the years; and
- (b) the scope of the policy provisions did not adequately address the types of development issues, particularly relating to amenity, higher density development and character, that are becoming increasingly evident throughout the City.

In addition the framework of the current Development Plan is still characterised by reference to the Development Plans of the three (3) former Local Government Areas.

As a result, the outdated policy framework in the Norwood, Payneham and St Peters (City) Development Plan lacks the detail necessary to address contemporary residential development issues and does not encourage opportunities to achieve diversity and creativity in housing form and function. In particular it does not make the necessary distinctions between the different character attributes evident throughout the City. In some locations, the absence of an appropriate residential policy framework is contributing to an unacceptable loss of neighbourhood character and amenity, while in other areas, opportunities for achieving more intensive development is being lost because it is not adequately defined in the Development Plan.

More specifically, the Council's review of its residential policies highlighted the need for a policy framework that focuses on maintaining and shaping the desired character across the range of living environments that are found throughout the City, while delivering consistent policy that is both relevant and contemporary and able to meet the needs and expectations of the general community. The Residential Development (City Wide Policy) Development Plan Amendment was the first of two (2) steps, towards delivering such a framework.

The purpose of the Residential Development (City Wide Policy) Development Plan Amendment was to:

- (a) review the Council's existing City-Wide policy framework in order to ensure that the Development Plan contains contemporary residential planning policy, which reflect best practice and provide consistency and certainty for the community and better guidance for applicants, in regard to residential development; and
- (b) ensure that the Council's Development Plan becomes a more sophisticated planning tool, in terms of recognising, guiding and protecting the character of different residential areas across the City.

A detailed summary of how the Residential Development (City Wide Policy) DPA amended the Norwood, Payneham and St Peters (City) Development Plan can be found in Section 1.4 of this document.

Following the approval of the Residential Development (City Wide Policy) Development Plan Amendment in August 2011, the Council was able to progress work on Stage 2 of its residential policy framework, which involves the establishment of a set of character based Residential Zones and Policy Areas to replace all of the existing Residential Zones and Policy Areas within the Development Plan.

The process of updating the Development Plan has required the Council to undertake a series of strategic investigations, which underpin the proposed changes to the policy. These investigations, and consequently the formulation of the new residential development policy framework, has occurred at a time when the State Government has been introducing new Planning Reforms and updating its own strategic directions through a series of documents including the *30 Year Plan for Greater Adelaide* (the Planning Strategy for Metropolitan Adelaide), the preparation of the Inner

Metropolitan Rim Structure Plan, and the release of a new version of the South Australian Planning Policy Library (formerly referred to as the Better Development Plans Library). These changes to the legislation and strategic directions have influenced the timing and preparation of this Development Plan Amendment and have resulted in the need to review the earlier investigations undertaken by the Council to ensure that the proposed policy continues to align with the State Government's current strategic objectives. A summary of the Planning Reforms that have influenced both this DPA and the Residential Development (City Wide Policy) DPA are outlined in Section 1.1.

1.1 Planning Reforms 2008

In June 2008, the Minister for Urban Development and Planning released a range of proposed system and policy changes, as part of the State Government's *Planning Reforms*. The intent of this first round of initiatives was to improve the South Australian planning system by simplifying the assessment process and ensuring faster approvals for new homes and home improvements. These changes, which have been progressively introduced from the beginning of 2009, are the most significant changes to the planning and development system in South Australia since the introduction of the *Development Act* in January 1994.

As part of the Planning Reforms 2008 package, the State Government introduced a 'four-pronged' approach to the development assessment process in order to simplify and speed up the assessment processes for a wide range of activities associated with building or improving a residential dwelling. The four (4) components included:

- expanding the range of developments which no longer require development approval;
- introducing a Building Consent Only category of developments;
- establishing a Residential Development Code to be used in the assessment of new residential developments as well as additions and alterations; and
- streamlining the merit assessment system through the introduction of new requirements and procedures.

1.1.1 Residential Development Code

The introduction of a Residential Development Code, with a standardised set of generic Performance Controls, represented a major shift in State Government direction for policy formulation, from supporting good policy making at the local level to a centralised form of reduced planning controls. Whilst the general concept of introducing a Residential Development Code is considered by the Council to be appropriate for greenfield sites, it was not considered appropriate in established inner urban areas, such as the City of Norwood Payneham & St Peters, where each site and each application for development varies significantly and requires detailed assessment. Development Applications in established areas, in particular, require a more comprehensive assessment using qualitative as well as quantitative tools, starting with the fundamental question of whether or not the proposed development fits with the surrounding development and what impact the proposed development is likely to have on the amenity of the streetscape and the adjoining properties, as part of a complete assessment. Notwithstanding the Council's view the application of the Residential Code was introduced and applies to specific areas throughout the Council, mainly the post 1940 residential areas.

The introduction of the Residential Development Code had major implications for the Council, and the residential policy framework that it was developing. Its introduction changed the way that the Council was intending to apply its proposed new policy framework to residential development, in

particular in those areas of the Council where the Residential Code for New Dwellings is applicable. The areas where the Residential Code for new dwellings applies are indicated as orange on Map 3 in Section 3.2.2. In these Residential Development Code applicable areas, the Council has designed its proposed policy framework (being introduced through this DPA) to reflect the criteria requirements of the Residential Code.

As part of the consultation process the former Minister for Urban Development and Planning provided Councils with the opportunity to nominate zones or areas within their respective Local Government Areas, which the Council considered should be exempt from the introduction and application of the Residential Code on the grounds of 'character'. The City of Norwood Payneham & St Peters nominated a total of 23 areas, the details of which are discussed in Section 3.2.2.

The Residential Code was introduced on 1 March 2009, applying to all alterations and additions (including within those character areas nominated by Councils). On 14 December 2009, the Residential Code for New Dwellings was introduced applying to all residentially zoned areas, throughout the City of Norwood Payneham & St Peters, except those areas nominated by the Council as character areas (ie. all residentially zoned areas except the 23 areas identified by the Council). In these 23 areas, merit assessment based on the provisions of the Development Plan will continue to apply to applications for new dwellings. The boundaries of the residential zones being introduced through this DPA have been formed, to some degree, around the investigations undertaken for this Neighbourhood Character Analysis. A detailed summary of the process undertaken by the Council to identify its character areas is outlined in Section 3.2.2 of this Report.

1.2 Splitting of the Residential Development Plan Amendment

The introduction of the Residential Code and the indication from the State Government that further planning reforms such as a modified Residential Character Code (or similar) produced uncertainty for the Council's proposed residential policy framework. This, together with no clarity regarding which parts of the City of Norwood Payneham & St Peters would be successfully determined as a Residential Neighbourhood Character Areas and which areas would be subject to the full application of the Residential Code, resulted in implications for the scope, delivery and timing of the Council's Residential Development Plan Amendment.

In considering options to progress the Residential Development Plan Amendment (DPA), the Council resolved to modify the delivery of the DPA by splitting the Residential DPA into two (2) parts, to allow for the timing of external announcements which would assist in the resolution of these outstanding issues.

By splitting the DPA into two (2) parts, the Council was able to progress the more generic City Wide policies and consolidate those into the Development Plan, while the detail surrounding the Zones and Policy Areas (and the Council's approach to this part of the policy framework) was agreed with the Minister for Planning.

The Minister's agreement to the splitting of the DPA meant that Stage 1 (the Residential Development (City Wide Policy) Development Plan Amendment), would introduce all of the proposed City Wide changes and Stage 2 (this document), would incorporate the details for the proposed Zones and Policy Areas.

More specifically, the Residential Development (City Wide Policy) DPA, which was consolidated into the Norwood, Payneham and St Peters (City) Development Plan in August 2011, introduced a new set of City Wide Objectives and Principles of Development Control addressing all common aspects of a residential development (including design and appearance, private open space, car parking and access). Section 1.4 of this Report provides a detailed summary of the policy

framework changes adopted into the Development Plan through the Residential Development (City Wide Policy) DPA.

At the time of splitting the DPA, the intent of the Residential Development (Zones and Policy Areas) Development Plan Amendment, was to incorporate the following:

- The introduction of three (3) character based zones to replace all of the existing residential zones and policy areas within the Norwood, Payneham and St Peters (City) Development Plan.
- A Desired Character Statement (relevant to each individual Zone) in each of the proposed Zones, more specific quantitative and qualitative Objectives and Principles of Development Control (relevant to each individual Zone) and complying and non-complying lists (Complying conditions).
- A series of Policy Areas that sit beneath each of the proposed Residential Zones with tailored policy detail outlining the types of developments that are appropriate, minimum site areas, minimum primary street frontages, minimum setbacks (front, side and rear), appropriate heights, and maximum site coverage, as well as a Desired Character Statement (relevant to the Policy Area).
- Policies which identify and address the appropriateness of residential development outside of Residential Zones within non-residential zones (ie. Business Zones, Mixed Use Zones). This notion is supported through both the Council's Strategic Plan, *CityPlan 2030* and the *30 Year Plan for Greater Adelaide*.

1.3 Current Planning Policy Framework

In 2003, a single 'consolidated' Development Plan was brought into operation for the City of Norwood Payneham & St Peters. This document replaced the three (3) individual Development Plans of the former three (3) 'pre-amalgamation' Councils of Kensington & Norwood, Payneham and St Peters. The consolidation of these three (3) documents resulted in a residential policy framework that comprised of a total of seven (7) Residential Zones - namely the Residential Zone, Residential 1 Zone, Residential 2 (St Peters) Zone, Residential 2 (Payneham) Zone, Residential 2A Zone, Residential 3 Zone and the Residential 3N and a number of associated Policy Areas, which resulted in an inconsistent Development Plan policy framework. Map 2 shows the location of each of the existing Residential Zones (including Residential Historic (Conservation) Zones).

The variability in the policy framework across the City, is a result of both the geographical differences and the considerable difference in the Development Plan review work previously completed by each of the former Councils. It is unclear whether these variations are simply a reflection of the differences in available resources, or the development pressures experienced by each of the former Councils at the time.

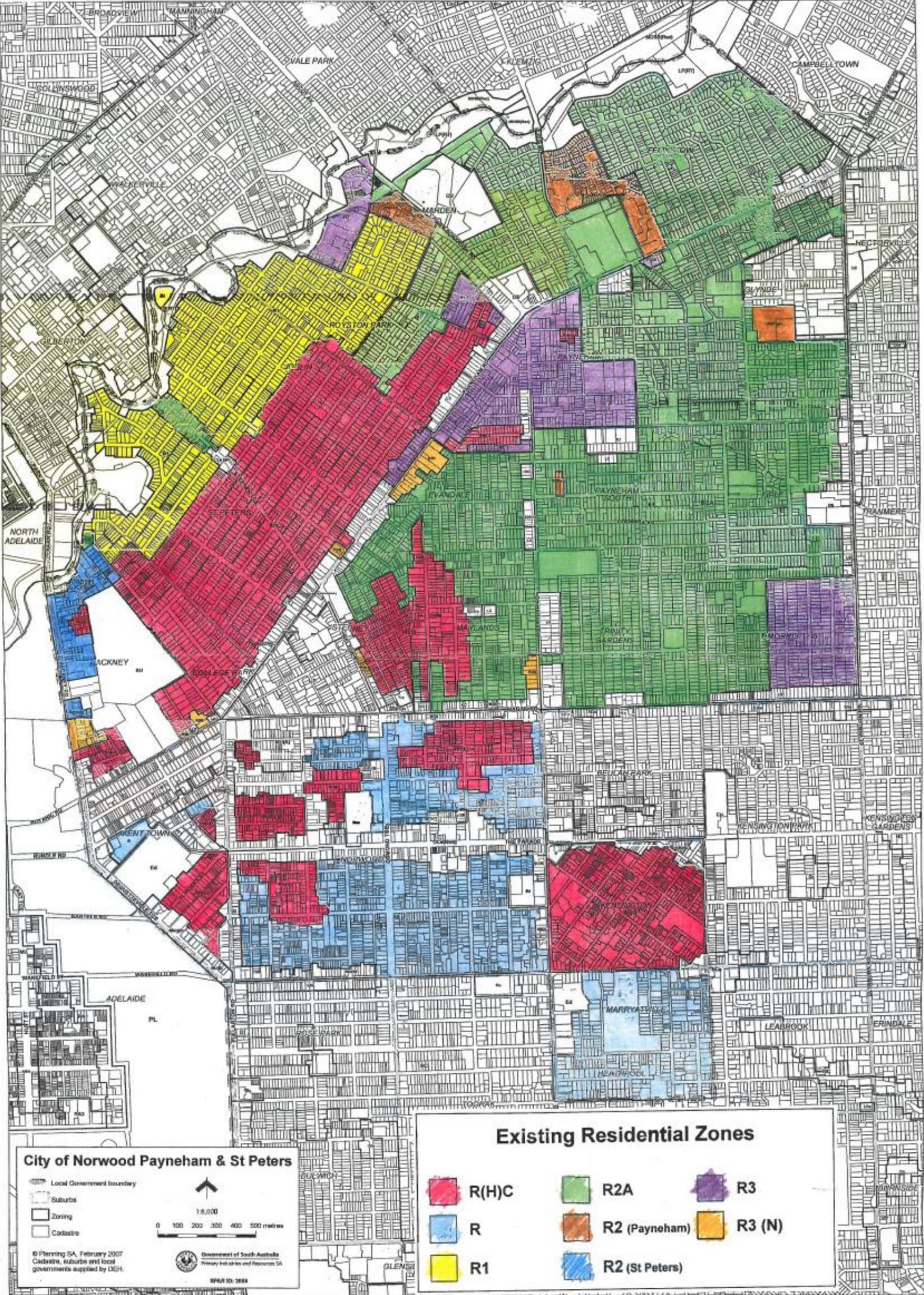
Below is an overview of the residential policy framework within each of the former Local Government Areas.

1.3.1 Former City of Payneham Council Area

The four (4) existing residential zones, which currently apply in the former Local Government Area of Payneham, are the Residential 1 Zone, Residential 2 (Payneham) Zone, Residential 2A Zone and the Residential 3 Zone. In general, with the exception of the suite of more updated policies which apply to the areas zoned Residential 2 (Payneham), the Zone policies within the current Development Plan, which apply to the

former Payneham Council Area, are quite typical of the late 1970s - early 1980s. Whilst the Residential 2 (Payneham) Zone contains a suite of policies addressing a range of

MAP 2: EXISTING RESIDENTIAL ZONES



residential development issues, the other three (3) zones only contain one (1) or two (2) Principles of Development Control.

As a result where these older policies still apply, there are significant policy voids with some newer forms of development, such as 'group dwellings', not recognised. Furthermore, the absence of quantitative provisions and desired character statements makes it difficult to assess contemporary forms of development. Consequently, the revised policy framework needs to direct the desired forms of development to the appropriate locations and ensure that contemporary policies are in place to deal with the proper assessment of modern forms of development.

1.3.2 Former Corporation of the Town of St Peters Council Area

The four (4) existing residential zones which currently apply in the former Local Government Area of St Peters are the Residential 1 Zone, Residential 2A Zone, Residential 2 (St Peters) Zone and the Residential 3N Zone. There are similar issues with the residential development provisions for the St Peters Area, in that much of the policy cannot deal with contemporary development issues, although considerable effort was invested in the early 1990s to identify areas of significant historic character and create various Historic (Conservation) Zones. The Residential Historic (Conservation) Zones were again reviewed and updated in 2006 through the Heritage (St Peters, Kensington and Norwood) Plan Amendment Report. However, with the exception of the City Wide policies, the policies in the Norwood, Payneham and St Peters (City) Development Plan, relating to the remaining residential areas of St Peters, remain outdated.

1.3.3 Former City of Kensington & Norwood Council Area

The policies that apply to the former Kensington & Norwood Area have been more extensively reviewed over the years and, arguably, have addressed many of the challenges of residential development assessment reasonably well. Within the former Local Government Area of Kensington & Norwood only the Residential Zone applies. One of the key differences between this Zone and the other six (6) residential zones, is that this zone also contains six (6) policy areas. Notwithstanding this existing policy framework, the intensity of market interest in redeveloping this part of the City continues to present new and significant challenges that require attention through policy revision.

Across the board, other issues of concern relating to residential development include a lack of direction regarding the desired future character of different areas of the City. Presently, there is little in the policy provisions that either describe or prescribe the nature of new residential development, in terms of what it should look like and where it should be located. This has had a negative impact on the established character of some areas, where the style of the building, along with the established pattern of allotment sizes, street setbacks and landscaping, which contribute significantly to a particular amenity or the feel of an area, have not been taken into consideration.

The consolidation of the Heritage (St Peters, Kensington and Norwood) and the Heritage (Payneham) Plan Amendment Reports in 2006 was the first important step in addressing many of the issues in terms of heritage and historic character, particularly in terms of desired future character for places and areas deemed to have important historical significance.

The Residential Development (City Wide Policy) Development Plan Amendment was the second significant step in establishing a robust residential development policy framework that can balance infill development with the protection of character. Through the Residential Development (City Wide Policy) Development Plan Amendment, the Council was able to address the discrepancies at the City Wide level and establish a relevant and up-to-date development policy framework which is able to address contemporary residential development issues. Consequently, the majority of the

inconsistency relating to residential development now remains at the Zone and Policy Area level where some Zones are very dated, carrying only two (2) or three (3) Principles of Development Control, while other Zones are more up-to-date and have more expansive policy content.

It is therefore critical that this Development Plan Amendment incorporates a residential policy framework that sets out the context of development through describing the desired future character of an area and subsequently providing a level of prescription that will allow the important components of a development to be controlled. While the City Wide policy framework addressed some of the generic issues, it is through this DPA, the Residential Development (Zones and Policy Areas) Development Plan Amendment that more detailed locality specific policies and Desired Character Statements are being introduced.

1.4 Residential Development (City Wide Policy) Development Plan Amendment

The Residential Development (City Wide Policy) DPA which was approved by the Minister for Planning and consolidated into the Norwood, Payneham and St Peters (City) Development Plan on 18 August 2011, introduced the following amendments:

Residential Development

- The replacement of the existing City Wide 'Residential Development' section with a new set of Objectives and Principles of Development Control, under the heading of Residential Development. This new set of policies address all common aspects of a residential development (including character and amenity, land division, design and appearance, street and boundary setbacks, relationship to neighbouring development, safety and security, private open space, garages and carports, car parking and access).
- The introduction of detailed principles defining private open space and specifying minimum requirements in regard to the size, configuration and function of private open space areas. These principles were introduced to ensure that when land is divided or development is undertaken, that residents can be provided with private open space which meets their needs. The high cost of inner urban land and the tendency for new housing development to have large floor areas, often means that private open space areas may be compromised. As well as reduced amenity and functionality for occupants of new dwellings, there are additional considerations including lost opportunities for passive solar radiation, reduced landscaping areas and decreased water infiltration due to less garden space. The policy framework introduced through the Residential Development (City Wide Policy) DPA included a range of principles that address all of these issues.

In addition, minimum standards for balcony/ terrace areas were also introduced to address the emerging demand in parts of the City for townhouse and apartment style living.

- The inclusion of a range of Principles of Development Control in the Design and Appearance of Land and Buildings and the Residential Development sections to address specific design issues including, streetscape design, bulk and mass of buildings, building siting, energy conservation, private open space, car parking and access, safety and security and amenity and privacy.

Parts of the City's residential areas have experienced considerable redevelopment resulting in dwelling densities that are well above average compared to the rest of the City and metropolitan Adelaide generally. This has resulted in the gradual erosion of the City's traditional character, which is still valued as one of the major attractions to the City. The purpose of these new policies is to attempt to properly manage the remaining character of

these areas and to ensure that when new development is introduced into a streetscape it is well designed and sited.

- The introduction of a suite of Principles of Development Control to enhance the enjoyment, privacy, amenity and safety of residential areas. For example specific policies that address in detail common amenity issues such as visual and acoustic privacy (which include overlooking and overshadowing).
- In addition the new residential development policy framework addressed issues such as two storey development being introduced into a predominantly single storey streetscape, inappropriate new development resulting in significant variations to otherwise fairly consistent horizontal and vertical patterns of a streetscape (ie scale and bulk).
- The adoption of provisions to no longer enable garage dominated street frontages, excess site coverage that does not reflect the established character of the area and loss of landscaping due to hard surface areas dominating front yards.
- The inclusion of a range of provisions that ensure that new development takes into consideration the consistent pattern of development in terms of allotment orientation, frontages and setbacks to protect the established character of areas.
- The introduction of specific provisions within the Residential Development section that address hammerhead and battleaxe development, dependent accommodation, undercroft garaging of vehicles and buildings on sloping sites.
- The introduction of specific policies to address development fronting laneways, including minimum requirements for a development fronting a laneway. Included in this policy framework were maps which showed which laneways were appropriate for development and which laneways were not.
- Expanded range of policies that relate to environmentally sustainable development.

Home-Based Business

- With advances in communication and information technology, combined with the demand for alternative working lifestyles, the trend towards the home-based business sector is increasing. The Development Act provides criteria for the establishment of small size home-businesses, which means that any home-based business below this threshold does not require Development Approval. However, occasionally the Council receives applications for development that exceeds the criteria outlined in the Development Act. To enable the assessment of these proposals, a set of principles has been included in the draft Residential Development (City Wide Policy) DPA to ensure that these types of developments are appropriately assessed and that the surrounding residential areas are not affected.

New City Wide Sections

The DPA introduced the following four (4) new City Wide sections into the Development Plan:

- **Interface Between Land Uses** – The policies in this City Wide section address the interface between residential land uses or zones and other land uses or zones, including the interface between Residential Historic (Conservation) Zones and other residential zones.
- **Landscaping, Fences and Walls**
- **Hazards** – introduced an updated set of provisions that address the issue of Flooding. The new floodplain provisions provide consistency in the way that development on sites which are

at risk of flooding are assessed. Included also in this section are new sets of provisions to address Site Contamination and the Containment of Chemical and Hazardous Materials.

- **Energy Efficiency** – this section includes provisions to encourage developments to be designed in a manner that conserves energy and minimises waste.

Amended City Wide Sections

- The DPA updated a number of City Wide sections, which was achieved by renaming some of the section (where appropriate), to better reflect the South Australian Planning Policy Library, modifying and deleting outdated Objectives and Principles of Development Control, and introducing new City Wide policies (Objectives and Principles of Development Control), to establish a more up to date and robust policy framework for the assessment of all residential development applications. In particular the Stormwater Management section was expanded significantly to encourage the stormwater capture and re-use, incorporate specific provisions regarding the retention and detention of stormwater, ensuring that the capacity of stormwater systems are not exceeded when densities are increased and water quality.

Dependent Accommodation, Supported Accommodation and Housing For Seniors

- Included in the Residential Development (City Wide Policy) Development Plan Amendment were a number of Principles of Development Control that recognise these types of developments and establish the policy framework for their development.

Residential Development outside of Residential Zones

- This DPA introduced a broad set of Objectives and Principles of Development Control to address this issue. The appropriateness of residential development outside of Residential Zones has been further investigated as part of this DPA (Residential Development (Zones and Policy Areas) DPA).

Crime Prevention

- The DPA introduced a number of crime prevention principles in various sections of the City Wide section.

Map

- The introduction of two (2) updated maps showing all of the service lanes and other minor or unserviced streets throughout the City of Norwood Payneham & St Peters which are unsuitable to have development fronting them.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The Strategic Plan aims to improve the wellbeing of South Australians through increased prosperity and economic growth, together with better access to important services such as health and education. The Strategic Plan also aims to preserve and improve the environment, promote innovation and creativity and extend opportunity to all South Australians.

During the preparation and investigations of this Development Plan Amendment, the City of Norwood Payneham & St Peters has had regard to South Australia's Strategic Plan, and is contributing towards the achievement of the State's goals, targets and priority actions.

The DPA supports the following targets of South Australia's Strategic Plan:

South Australia's Strategic Plan 2011	
Strategic Plan Objective/Targets	Comment/Response
Vision: Everyone has a place to call home	
Target 7: Affordable housing <i>South Australia leads the nation over the period of 2020 in the proportion of homes sold or built that are affordable for low and moderate income households (baseline: 2010)</i>	The DPA and in particular the proposed Residential Zone includes policy seeking for affordable housing to be provided within the Zone.
Target 8: Housing stress <i>South Australia leads the nation over the period to 2020 in the proportion of low income households not experiencing household stress (baseline: 2010)</i>	The DPA encourages a variety of housing types and a range of affordable housing options to reduce housing stress.
Target 11: Housing for people with disabilities <i>Increase the number of people with a disability in stable, supported community accommodation to 7000 by 2020 (baseline: 2003-04)</i>	The DPA encourages dependent accommodation, supported accommodation and housing for seniors in all three (3) of the proposed Zones.
Vision: South Australians think globally, act locally and are international leaders in addressing climate change	
Target 60: Energy efficiency – dwellings <i>Improve the energy efficiency of dwellings by 15% by 2020 (baseline: 2003-04)</i> <i>Milestone of 10% by 2014</i>	The Residential Development (City Wide Policy) DPA introduced a series of policies that promote appropriate orientation of allotments and building design that facilitates solar access and energy efficiency.
Target 63: Use of public transport <i>Increase the use of public transport to 10% of metropolitan weekday passenger vehicle kilometres travelled by 2018 (baseline: 2002-03)</i>	The DPA encourages higher density development in close proximity to public transport and facilities and services which should encourage the use of public transport and reduce the use of private vehicles for community purposes.
Vision: We look after our natural environment	
Target 68: Urban development <i>By 2036, 70% of all new housing in metropolitan</i>	The DPA seeks to ensure that infill development is encouraged within suitable locations,

South Australia's Strategic Plan 2011

Adelaide will be being built in established areas (baseline: 2010) particularly where it is close to centres, public transport routes and public open space.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government. More specifically it provides direction for Councils in undertaking strategic and planning processes, including Strategic Management Plans, Development Plan reviews and Development Plan Amendments under the *Development Act 1993*.

The following volumes of the Planning Strategy are relevant to this DPA:

- **The 30 Year Plan for Greater Adelaide** (the Greater Adelaide Region Volume of the Planning Strategy)

The principle objective of the *30 Year Plan*, is to outline how the South Australian Government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage, history and character of Greater Adelaide. The Plan seeks to create vibrant and liveable communities, while protecting the regional hinterlands, the primary production lands and sustaining natural resources. The Plan is also one of the key tools to assist the State Government, Local Government and the entire community in building resilience to the risks and impacts of climate change. The objectives of the 30 Year Plan are summarised in Figure 2 below.

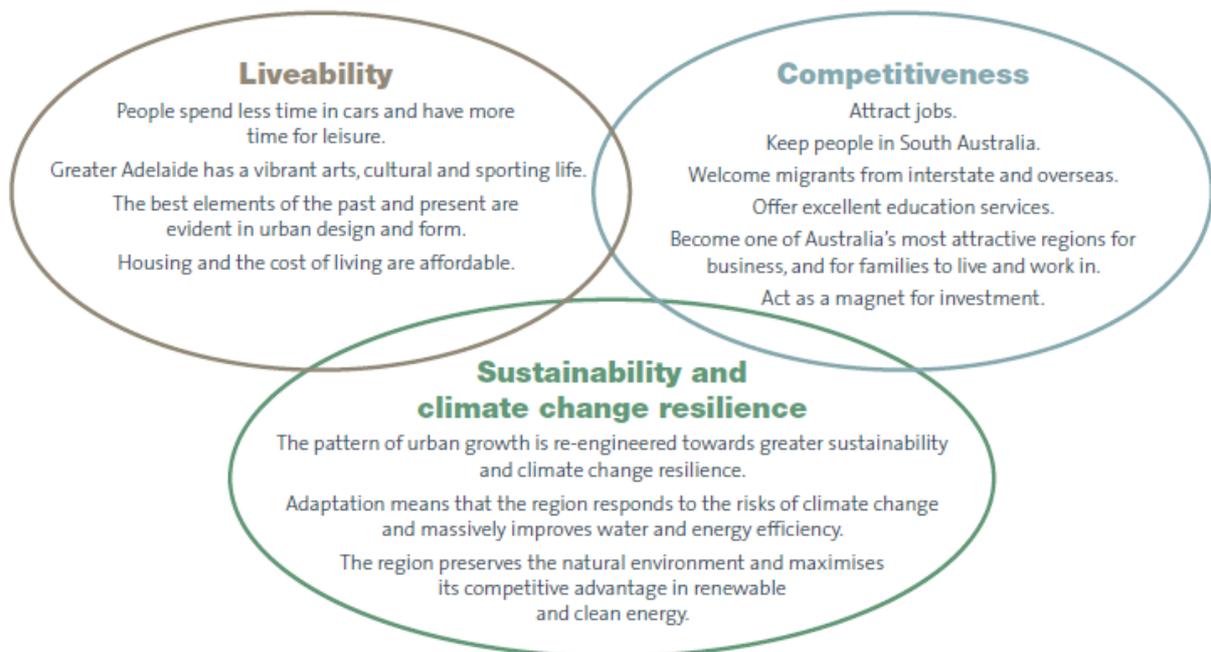


Figure 2 – Objectives of the 30 Year Plan for Greater Adelaide: source The 30 year Plan for Greater Adelaide (2010)

Underlying these objectives are 14 key Principles which provide the context for any future Structure Planning processes, including the development of the draft Inner Metro Rim Structure

Plan, which is discussed in more detail under section 2.3.3 of this report, and for the development of planning policy frameworks. These Principles are:

- 'A compact and carbon efficient city'
- 'Housing diversity and choice'
- 'Accessibility'
- 'A transit-focussed and connected city'
- 'World-class design and vibrancy'
- 'Social inclusion and fairness'
- 'Heritage and character protection and enhancement'
- 'Healthy, safe and connected communities'
- 'Affordable living'
- 'Economic growth and competitiveness'
- 'Climate change resilience'
- 'Environmental protection, restoration and enhancement'
- 'Natural resources management'
- 'Community engagement'

The Residential Development (Zones and Policy Areas) DPA proposes to introduce the Residential Character and Residential Zone Policy Library modules into the Norwood, Payneham and St Peters (City) Development Plan, which have been developed with reference to and have strong links to the Planning Strategy.

A detailed assessment of the DPA against the Planning Strategy is contained in **Appendix A**.

2.3 Consistency with other key strategic policy documents

This DPA accords with other key policy documents in the following manner:

2.3.1 Housing Plan for South Australia

The Housing Plan for SA, which was launched in March 2005, outlines the South Australian Government's plan of action for meeting the housing needs of South Australians. The five critical areas of the plan include *affordable housing and strong communities; high need housing; housing and services for Aboriginal South Australians; strong management and service coordination; and environmental sustainability*. It aims to deliver:

Opportunity

- provide more opportunities to meet community aspirations for home ownership across the State

More houses

- increase the supply of affordable housing through new programs and partnership arrangements

Better neighbourhoods

- improve neighbourhoods by better linking our housing to transport, infrastructure and services like schools and hospitals

Better social housing

- reinvigorate our social housing sector

Planned land supply

- ensure land use planning and land supply initiatives support responsible and sustainable housing development

Regional housing

- deliver appropriate and affordable housing responses in regional communities experiencing economic and social change

Improved accessibility

- improve access to the housing and support services for members of the community who face disadvantage and disability

Revitalised neighbourhoods

- underpin continuing neighbourhood renewal and regional development initiatives

Responsive housing design

- make sure future housing design responds to changing community preferences, demographic trends and universal access design principles

Environmental sustainability

- promote environmental sustainability in housing and urban design

The draft DPA will deliver a policy framework which supports the aims of the Housing Plan, as relevant to metropolitan Adelaide. The draft policy framework aims to balance the protection of character with opportunities to increase housing density and encourage a range of housing types in close proximity to employment, public transport and a range of household goods and services. The draft framework also includes policies relating to affordable housing and housing diversity, which support the policy framework introduced through the Residential Development (City Wide Policy) Development Plan Amendment (Stage 1 of this 2 Stage DPA process).

More specific discussion on various aspects of these policies and in particular affordable housing, is provided in the following sections of this report.

2.3.2 Strategic Infrastructure Plan for South Australia

The *Strategic Infrastructure Plan for South Australia* was first released in 2005 and represents a coordinated long-term approach to infrastructure provision throughout the State. It provides an overarching framework for the planning and delivery of infrastructure by all government and private sector infrastructure providers.

The Plan identifies strategic priorities for 14 infrastructure sectors, including:

- Urban Land
- Transport
- Information and Communications technology
- Education and Training
- Science, Technology and Innovation
- Justice and Emergency Services
- Recreation and Sport
- Arts, Culture and Heritage
- Health
- Community Services and Housing
- Energy
- Water
- Natural Assets
- Waste Management

The specific objectives of the current Infrastructure Plan relevant to the review of the Development Plan policy include:

- Increased use of public transport
- Planning for residential developments more closely integrated with infrastructure planning
- Manage, preserve and add value to Adelaide's heritage buildings, items and places
- Integrated, coordinated and localised services to meet the needs of an ageing population
- Increased attention to Environmentally Sustainable Development in residential development and urban design
- Increased support for ageing in the home
- Integrating infrastructure planning decisions for a growing and ageing population
- High density residential development near activity centres and transport nodes
- More intensive infill redevelopment in appropriate urban areas through land use and infrastructure augmentation
- Water Proofing Adelaide and Urban Stormwater Initiative to improve water management in urban environments.

A review of the *Strategic Infrastructure Plan for South Australia* is currently underway in recognition that, with the release of the *30 Year Plan*, there is a need to ensure that 'state-wide direction on priorities for investment or policy effort by governments, and to 'integrate infrastructure planning and delivery by the three spheres of government and the private sector with land use planning.'

As part of this review, a discussion paper was released for public comment in September 2010. The State Government is in the process of finalising the review, with the intent being to map out infrastructure priorities across the State, for the next 10 to 15 years.

This discussion paper outlines the following key strategic priorities for the Greater Adelaide Region:

- complete the Adelaide Desalination Plant as part of the water security strategy for Greater Adelaide;
- identify, protect and facilitate the development of a rolling 25 year supply of land including a 15 year supply of industry and residentially zoned land to meet demand, closely integrated with infrastructure planning;
- continue work to improve the Adelaide north-south corridor, in partnership with the Australian Government;
- manage urban congestion through investments in strategic public transport; transit oriented developments; key road corridors and intersections; and intelligent transport and traffic management systems;
- build a state of the art hospital in a central metropolitan location as the hub of a 21st century health and hospital system;
- encourage prestigious international universities to establish higher education and research collaboration capacity in Adelaide under the University City project;
- secure increased investment in renewable energy, Cleantech development, water management and advanced manufacturing;
- build on the capacity of Adelaide's sporting facilities to host international and national events; and
- maximise benefits to the South Australian community and economy from the rollout of the National Broadband Network.

2.3.3 Draft Inner Metro Rim Structure Plan

To refine the strategies and directions of the *30 Year Plan*, which is a high level strategic document, a series of Structure Plans for key areas of greater metropolitan Adelaide, including growth corridors and proposed regeneration areas, are being developed by State Government in consultation with Local Government. The draft *Inner Metro Rim Structure Plan* provides the next, finer-grain level of detail, on the application of strategies and initial concepts set out in the *30 Year Plan*, for an area radiating out 2.5 kilometres from the outer edge of the Adelaide Parklands. The area includes suburbs and precincts located within the City of Norwood Payneham & St Peters, the City of Burnside, the City of Unley, the City of West Torrens, the City of Prospect, the City of Charles Sturt and the Corporation of the Town of Walkerville.

The purpose of the structure planning process, which is being led by the Department of Planning, Transport and Infrastructure (DPTI) is to:

- assist in achieving the population, dwelling and employment targets set out in the *30-Year Plan*;
- identify and facilitate the resolution of strategic infrastructure issues;
- foster the design and development of a new sustainable and liveable urban form across Greater Adelaide; and
- facilitate the rezoning of land for residential and employment purposes.

An initial draft of the *Inner Metro Rim Structure Plan* was prepared by consultants, on behalf of the former Department for Planning and Local Government (DPLG) in late 2010. The draft Structure

Plan has subsequently been subject to significant refinement and input by each of the affected Councils through the application of local knowledge (i.e. understanding of the local conditions) and experience. This has resulted in an amended version of the document being prepared by the DPTI. The Minister for Planning is currently considering options for the release and finalisation of the document, including just designating it as a reference document that is simply used to inform the preparation of Development Plan Amendments.

The key guiding feature of the draft Structure Plan is the series of Sector Plans, which represent the spatial translation of the Structure Plan Vision and Inner Metro Rim strategies as well as the application of the opportunities and constraints analysis. The Sector Plans have been 'road tested' by State Government Agencies and align with the objectives of the Council's Strategic Management Plan, *CityPlan 2030*.

The draft Structure Plan contains fourteen (14) Sector Plans. Of these, three (3) Sector Plans affect areas within the City of Norwood Payneham & St Peters.

The key features of each of the Sector Plans relevant to the City of Norwood Payneham & St Peters are set out below and a graphic illustration of each is contained in **Appendix B** of this report:

Sector 2: Medindie – St Peters

- this Sector is roughly bounded to the north by the River Torrens Linear Park, to the east by Lambert Road and to the south by Seventh Avenue;
- residential infill opportunities adjacent the River Torrens Linear Park along Player Avenue and River Street, Marden;
- residential infill opportunities on the Adelaide Caravan Park site, Richmond Street, Hackney between 4-6 storeys with lower scale building interface adjacent the external perimeters of the site;
- medium density residential infill opportunities on sites directly adjacent the River Torrens Linear Park;
- residential character areas, recognised between the Linear Park and Seventh Avenue, which focus on the preservation of established streetscape character through appropriate building design; and
- provisional yield of **850 dwellings** by the year 2038 across the entire area included in Sector 2 - subject to more site and precinct specific analysis.

Sector 3: St Peters - Hackney

- this Sector is roughly bounded to the north by Eighth Avenue, incorporates an area approximately up to 300 metres east of Stephen Terrace and Nelson Street, the Stepney Triangle and includes areas south to King William Street and Chapel Street;
- recognition of existing Residential and Mixed Use Historic (Conservation) Zones in Hackney, College Park, St Peters and Stepney, with a focus on the preservation of the existing historic housing stock;
- strengthening the commercial identity of the Stepney Triangle allowing for compatible infill redevelopment (including residential opportunities) to co-exist with existing commercial and light industrial land uses;
- creating a mixed use precinct for Kent Town, with a focus on 4-10 storey mixed use developments along North Terrace, Dequetteville Terrace and specific sites on Hackney Road (adjacent the North Terrace intersection) and the Banner site on the corner of Magill Road and Fullarton Road;

- mixed use infill development including commercial, retail and home office shop fronts and residential accommodation above (4-6 storeys) along sections of Magill Road and Payneham Road; and
- provisional yield of **1050 dwellings** by the year 2038 across the entire area included in Sector 3 - subject to more site and precinct specific analysis.

Sector 4: Kent Town - Norwood

- this Sector includes all of Kent Town, south of King William Street and all parts of Norwood between Fullarton Road and Osmond Terrace, south of Chapel Street as well as an area approximately 100 metres east of Osmond Terrace;
- recognition of existing Residential and Mixed Use Historic (Conservation) Zones in Kent Town and Norwood, with a focus on the preservation of the existing historic housing stock;
- extensive residential character areas on the northern and southern side of The Parade between Fullarton Road and Osmond Terrace, with a focus on the preservation of established streetscape character through appropriate building design;
- strengthening the central core of Kent Town as a creative industries hub with a focus on digital media;
- reinforcing the heart of Rundle Street as a local area Activity Centre providing goods and services in a 'High Street' environment to service the local community;
- allowing for high density mixed use developments along Dequetteville Terrace and for Dr Kent's Paddock (up to 10 storeys), provided transitional scales are achieved adjacent zone boundaries and that the buildings adjacent to the 'Brewery Apartment' complex respect its landmark status;
- providing opportunities for mixed use 'uplift' on The Parade, with a focus on 4-6 storey mixed use developments, particularly on large scale strategic sites with restricted opportunity for seven (7) storey heights for specific sites in the heart of the District Centre (Norwood) Zone and at the eastern extremity of the zone;
- mixed use infill development including commercial and home office shop fronts and residential accommodation above (3-4 storeys) along Kensington Road; and
- provisional yield of **350 dwellings** by the year 2038 across the entire area included in Sector 4 - subject to more site and precinct specific analysis.

The draft *Inner Metro Rim Structure Plan* strikes a reasonable balance between promoting development opportunities for the City that align with the dwelling, population and employment yields set out in the *30 Year Plan*, whilst recognising the need to protect this City's historic building stock and unique character. None of the Historic Conservation Zones have been included or targeted in the Structure Plan for dwelling density and population growth.

When finalised by the Department of Planning Transport and Infrastructure, the Structure Plan will form an important reference document for future local planning policy initiatives, including the preparation of DPAs, throughout the inner metropolitan rim area. Whilst the Structure Plan is not yet finalised, the Council has been cognisant of the importance of ensuring the draft DPA aligns with the intent and general direction of the draft Structure Plan, where it is relevant.

2.3.4 River Torrens Linear Park Management Plan

In 2009, the Cities of Adelaide, Campbelltown, Norwood Payneham & St Peters, Port Adelaide Enfield, Tea Tree Gully and Walkerville partnered with the former Department of Planning & Local Government to prepare a Management Plan for the eastern section of the River Torrens Linear Park. The aim of the River Torrens Linear Park Management Plan is to provide a strategic framework for the future of the eastern section of the River Torrens Linear Park. In particular it will provide direction for the management of flood and stormwater, the improvement of biodiversity and water quality and the maximisation of its recreational potential.

The seven (7) key issues which are addressed in the Management Plan are:

1. The Role of the River Torrens Linear Park
2. Management Framework
3. Safety and Risk Management
4. Balancing User Needs (previously 'Meeting Recreation Needs')
5. Maximising Environmental Performance
6. Acknowledging Cultural Values
7. Development Within/Adjacent to the Linear Park

As one of the most valuable recreational assets in the metropolitan region, the River Torrens Linear Park Management Plan acknowledges the benefits of open space areas in enhancing people's sense of well-being and 'quality of life' as well as the important transport role of the Linear Park, accommodating more sustainable modes of travel particularly cycling and walking.

In relation to managing development within and adjacent to the Linear Park, the Management Plan recognises that the Central Sub-Urban Plains Reach of the Linear Park between Hackney Road and Lower North East Road has a stronger focus on unstructured recreation that meets the daily needs of those who live nearby for walking, exercising the dog and informal socialisation such as picnics and barbeques. It therefore recommends that recreation and access infrastructure within the Reach (between Hackney Road and Paradise) should be designed in anticipation of higher levels of use given the likelihood of increasing residential densities close to the Linear Park, and that residential development immediately adjacent to the Linear Park should also optimise safety and aesthetic amenity by having some frontage to the Linear Park and minimising the amount of solid fencing at the interface.

In general the River Torrens Linear Park Management Plan provides a clear strategic framework, which will help to clarify the role of the Linear Park and the decision-making and financial responsibility of the various stakeholders. Once finalised, the document will help achieve better co-ordination across Local Government boundaries.

2.3.5 City of Norwood Payneham & St Peters *CityPlan 2030*

The City of Norwood Payneham & St Peters *CityPlan 2030 Shaping Our Future* is the strategic document which outlines the framework for the preferred future directions for the City. Section 122 of the *Local Government Act 1999* requires all Councils to develop and adopt strategic management plans for the management of their council area.

City Plan 2030 was prepared in 2007-2008, following an extensive community visioning exercise. The Vision, Outcomes and Objectives for the next 20 years and beyond, were developed based on the community's aspirations and priorities. *CityPlan 2030* is based on a quadruple bottom line (QBL) approach to achieving sustainability, under the four outcomes of Social Equity, Cultural Vitality, Economic Prosperity and Environmental Sustainability.

Whilst the overall direction set out in *CityPlan 2030* will not change, the Council is keen to check that the priorities are still relevant, and for this reason is currently undertaking a review of the strategic plan. The Council's endorsement of the updated *CityPlan 2030* is expected by September 2012. Given the timing, the Residential Development (Zones and Policy Areas) DPA has been aligned to the existing Strategic Plan, but will be reviewed against the updated Strategic Plan prior to it being submitted to the Minister for Planning for approval.

The DPA is consistent with Council’s Strategic Plan, in particular it supports the following outcomes, objectives and strategies in *CityPlan 2030*:

OUTCOME 1: SOCIAL EQUITY

A connected, accessible and pedestrian-friendly community

Objectives	Strategies
Objective 1.1 Convenient and accessible services.	<ul style="list-style-type: none"> In partnership with relevant agencies, establish community hubs that integrate social support, health, recreational and commercial services in multi-purpose spaces. Maximise access to services, information and activities.
Objective 1.2 A people-friendly, integrated and sustainable transport and pedestrian network.	<ul style="list-style-type: none"> Provide improved and safer movement for cyclists, pedestrians and people using motorised personal vehicles.
Objective 1.4 More community life in public spaces.	<ul style="list-style-type: none"> Design and provide safe and pleasant public spaces to encourage interaction and social cohesion.
Objective 1.6 Access to affordable housing for lower income earners.	<ul style="list-style-type: none"> Advocate for and facilitate a mix of affordable public and private housing developments. Facilitate and support a range of affordable housing options for older residents.

The proposed policy framework will encourage a range of dwelling types and sizes, which will provide greater 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.

Objectives	Strategies
Objective 2.1 A visually interesting, artistic and creative City.	<ul style="list-style-type: none"> Use public art to enliven the public realm. Encourage and use local creativity to create a ‘sense of place’.
Objective 2.3 A City which values its rich cultural and built heritage.	<ul style="list-style-type: none"> Protect and enhance places, precincts and landmarks which reflect the built and cultural history of our City.
Objective 2.4 Pleasant, well designed, sustainable urban environments.	<ul style="list-style-type: none"> Integrate new development that complements our City’s built heritage and character areas. Strengthen the planning policy framework to incorporate additional sustainability and quality urban design criteria. Provide a mix of housing densities and styles across our City in appropriate locations. Maximise the extent of ‘green’ landscaping provided for in new developments.

Objective 2.5 Dynamic mix of uses and activities in selected precincts.	<ul style="list-style-type: none"> • Preserve and expand a suitable mix of land uses in appropriate locations. • Broaden the range of land uses and activities in retail precincts.
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The proposed policy framework is based on the principles of good urban design.

OUTCOME 4: ENVIRONMENTAL SUSTAINABILITY
A leader in environmental sustainability.

Objectives	Strategies
Objective 4.1 Sustainable and efficient management of water, energy and other resources.	<ul style="list-style-type: none"> • Implement mechanisms to make better use of water resources. • Adopt and promote energy efficiency initiatives in existing and new developments. • Substantially reduce our City's 'Ecological Footprint'.
Objective 4.2 Healthy watercourses.	<ul style="list-style-type: none"> • Improve water quality. • Reduce stormwater run off.
Objective 4.3 Sustainable quality streetscapes and open spaces.	<ul style="list-style-type: none"> • Protect and enhance the existing tree stock. • Improve the pedestrian amenity of streetscapes.
Objective 4.4 Thriving habitats for native flora and fauna.	<ul style="list-style-type: none"> • Encourage appropriate biodiversity in privately owned open space.

The proposed policy framework supports sustainability objectives by encouraging higher density development in strategic locations close to activity centres, transport corridors and significant areas of open space.

2.3.6 Council's Strategic Directions Report

The City of Norwood Payneham & St Peters undertook consultation on its draft Strategic Directions Report (Section 30 Review) in 2008 concurrently with the wide public consultation conducted through the development of *CityPlan 2030*, the Council's Strategic Plan.

Due to the subsequent release of the *30 Year Plan for Greater Adelaide*, changes to legislative provisions relating to Strategic Directions Reports and the release of a new Section 30 template, its finalisation has been delayed. The State Government provided this and other Inner Metropolitan Rim Councils with an extension of time to commence a new Strategic Directions Report. This was due to the State Government's direction for affected Councils (such as the City of Norwood Payneham & St Peters) to focus their strategic policy initiatives on the implementation of the Inner Metro Objectives outlined in the 30 Year Plan. Notwithstanding this, the Council intends to finalise the Section 30 Review in the near future, taking into consideration the *30 Year Plan for Greater Adelaide*.

Strong community feedback received on the initial *CityPlan 2030* and the revised *CityPlan 2030*, indicated that the protection of historic buildings and character housing is a highly valued asset within the City of Norwood Payneham & St Peters. This requires the careful development of zoning and design controls to ensure that the Development Plan reflects community expectations in this

area, whilst at the same time providing a range of opportunities for a variety of dwelling forms at varying densities. In response the approved Residential Development (City Wide Policy) DPA and in particular, this Residential Development (Zones and Policy Areas) DPA and the Kent Town and The Parade Strategic Growth DPA, address the issue of the provision of appropriate infill development and the redevelopment of sites at higher densities and introduce revised planning standards for high quality urban design and additional sensitive siting considerations where new development is proposed in areas of traditional character housing.

The 2008 draft Strategic Directions Report (Section 30 Review) identified that the current residential zones require more detailed guidance about the desired character of the area, appropriate urban design guidelines and policies which address density and minimum allotment sizes. The Residential Development (Zones and Policy Areas) Development Plan Amendment has comprehensively reviewed the policy approach to ensure that greater guidance is provided to applicants and the community.

Community feedback on the preparation of the draft *CityPlan 2030* and the draft Strategic Directions Report (Section 30 Review) indicated high community expectations in terms of the retention of character housing areas and the need for successful blending of contemporary development with the older housing stock, incorporating a high standard of design.

The 2008 draft Strategic Directions Report (Section 30 Review) concluded that there were a number of opportunities to develop or enhance Development Plan policies to address the following issues:

- Provide an appropriate range of housing styles and densities.
- Define areas of traditional character, where urban infill opportunities will be restricted.
- Implement appropriate standards of urban design to ensure sensitive integration of new development.
- Provide greater definition of appropriate forms of residential development through the use of Desired Character Statements within Residential Zones.
- Increase housing opportunities for aged persons allowing for “ageing in place”.
- Accessible and adaptable forms of residential development for aged and disabled residents.
- Provide clearer articulation of desired built form outcomes in terms of height, bulk, scale, setbacks, site coverage, overshadowing and overlooking.
- Greater interaction between the public and private realm to improve public safety and incorporate CPTED principles.
- Supplement Development Plan policies to require greater energy efficiency through reduced energy consumption and the incorporation of alternative energy sources.
- Increase policy guidance requiring water efficient measures in new developments (including the incorporation of Principles of Development Control which encourage reuse of stormwater and grey water within developments, reducing areas of impervious surfaces and a reduction in water pollution).
- Community Friendly Neighbourhoods – CPTED, safe and interactive streetscapes.
- Review of residential policies to implement appropriate urban design guidelines, more detailed prescriptive requirements for desired character of residential areas.
- Review and amend policies relating to private open space and landscaping in residential zones.

Whilst the Strategic Directions Report was not finalised, the extent of the policy work undertaken by the Council since 2008, has substantially addressed many of the issues raised and has ensured that the policy changes proposed by the Council align with the Objectives and Targets set out in the *30 Year Plan for Greater Adelaide*. In particular the extent of the strategic work undertaken to inform the Inner Metro Rim Structure Plan, the Kent Town and The Parade Strategic Growth DPA and both the Residential Development (City Wide Policy) DPA and this DPA, the Residential Development (Zones and Policy Areas) DPA, has enabled the Council to ensure that these issues are addressed.

2.3.7 Infrastructure planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

The following infrastructure planning is of relevance to this DPA:

Government Agency Infrastructure Planning	Response/Comment
Klemzig O-Bahn Interchange Upgrade	<p>The proposed integrated development (suburban activity node) will be in the form of a mixed use medium density development, with commercial uses (of a local centre scale) proposed on either side of the bus tracks and residential apartments, including some affordable housing product, located in the upper storeys. Included as part of the proposal is an upgrade of the established O-Bahn Interchange and the construction of public infrastructure, in terms of car parking and bike storage.</p> <p>The proposed increase in density around the River Torrens Linear Park and the Housing SA River Street site will further support this significant State Government investment in fixed line mass public transport infrastructure.</p>
National Broadband Network	<p>The National Broadband Network (NBN) is a new high-speed broadband network comprising three technologies — optic fibre, fixed wireless and next-generation satellite — which will provide faster, more reliable broadband access to all Australian premises.</p>

2.3.8 Current Ministerial and Council DPAs

The Council is unaware of any existing or proposed Ministerial DPAs which may be affected by policy changes proposed through this DPA process.

However, in June 2008, the State Government released a “package” of reforms to the planning system, which included significant proposed changes to development assessment, policy planning and strategic planning for the State. These reforms and in particular the Residential Code have had a significant impact on the policy direction and framework of the Residential Development (Zones and Policy Areas) Development Plan Amendment, due to their ability to override any Development Plan controls.

Unlike the policy framework being introduced through the Residential Development (Zones and Policy Areas) DPA, which is a combination of quantitative and qualitative policies, the Residential Code, introduces an entirely quantitative generic set of criteria for the assessment of residential development applications. There is a clear difference between what the Residential Development (Zones and Policy Areas) DPA would achieve, in areas where the Residential Code for new development does not apply through its combined qualitative and quantitative robust policy framework and that of the blanket “one size fits all” Residential Code for New Dwellings. The application of a generic quantitative policy framework has the potential to compromise built form

outcomes proposed by some of the desired character statements in areas where the Residential Code applies.

This draft DPA has taken into account the following Council DPAs which are currently being progressed by the Council:

Council DPAs	Response/Comment
<p>The Kent Town and The Parade Strategic Growth DPA</p>	<p>The purpose of this DPA is to introduce a policy framework which supports significant residential and employment growth opportunities in parts of Kent Town and on several small adjacent sites in Norwood, Hackney and College Park, as well as on identified sites along the eastern portion of The Parade, between Osmond Terrace and Portrush Road.</p> <p>The existing Development Plan controls for the affected areas do not currently support development of the nature proposed, for this reason the Council has prepared a Development Plan Amendment in order to introduce new policies to guide the assessment of such development. The draft DPA, which has been endorsed by the Council for public consultation, is currently with the Minister for Planning, awaiting approval to be released.</p> <p>With the exception of the Dr Kent's Paddock Policy Area, the Kent Town and The Parade Strategic Growth DPA does not affect any of the areas, which are included in the Residential Development (Zones and Policy Areas) DPA, however, it will be important to ensure that general consistency is achieved in the structure and expression of the two DPAs, particularly where they relate to medium rise development. In relation to the Dr Kent's Paddock Policy Area, the Residential Development (Zones and Policy Areas) DPA has adopted a policy neutral approach for this Policy Area in anticipation of the significant changes being introduced through the Kent Town and The Parade Strategic Growth DPA.</p> <p>It was the Council's original intention to release the Kent Town and The Parade Strategic Growth DPA prior to the Residential Development (Zones and Policy Areas) DPA. Given that this has not resulted as originally anticipated, some of the City Wide more generic changes proposed in the Kent Town and The Parade Strategic Growth DPA have been extracted from that DPA and incorporated into the Residential Development (Zones and Policy Areas) DPA.</p>

Council DPAs	Response/Comment
Floodplain DPA	<p>The purpose of this DPA is to introduce new floodplain mapping into the Norwood, Payneham and St Peters (City) Development Plan, to ensure that consideration of flood related issues are appropriately managed in the development assessment process.</p> <p>Agreement has been reached on the scope and intent of the DPA and the Council is in the process of drafting the DPA.</p> <p>The DPA will not have any additional impacts on the Residential Development (Zones and Policy Areas) DPA, in terms of the extent of the floodplain mapping. The scope of any policy changes is as yet, unknown, however, any changes are likely to be minor.</p>
Stepney Community Zone DPA	<p>The purpose of this DPA is to rezone the existing Public Purpose Zone at Stepney, to better reflect the strategic objectives of the Council in relation to the redevelopment of the Dunstone Grove Linde Reserve.</p> <p>The former Minister for Urban Development, Planning and the City of Adelaide (now the Minister for Planning), through the agreed Statement of Intent has approved the release of this DPA for concurrent Agency and Public consultation. The Council will release this DPA for concurrent Agency and Public Consultation on 16 August 2012.</p> <p>This DPA will not have any impacts on the Residential Development (Zones and Policy Areas) DPA.</p>
Glynde Mixed Use and Bulky Goods Retailing DPA	<p>The purpose of this DPA is to review the Development Plan policies in and around the Glynde Corner Precinct and amend the existing policy framework, in order to support the ongoing revitalisation of the Precinct as a vibrant mixed use activity centre. It also proposes to investigate opportunities for bulky goods retailing along the Glynburn Road frontage.</p> <p>The Statement of Intent has been submitted to the Minister for Planning for consideration and the Council is awaiting a response.</p> <p>The Glynde Corner DPA relates to the investigation of centre related and business activities in that location. The proposed</p>

Council DPAs	Response/Comment
Inter War Housing Heritage DPA	<p>Residential Development (Zones and Policy Areas) DPA introduces policies for residential development, in close proximity to the Glynde Corner. Care has been taken to ensure a consistent policy approach.</p> <p>The purpose of this DPA is to identify and propose additions to the Norwood Payneham and St Peters Local Heritage Place Register, based on an examination of all inter war dwellings across the City of Norwood Payneham & St Peters. Through this DPA the Council is also examining the merit of two (2) additional areas for rezoning as Residential Historic (Conservation) Zones.</p> <p>The Council is currently in the process of drafting the Inter War Housing Heritage DPA, should it decide to proceed with the two (2) recommended Residential Historic (Conservation) Zones, amendments may need to be made to the Residential Development (Zones and Policy Areas) DPA in relation to those two (2) recommended areas. Through the Residential Development (Zones and Policy Areas) DPA, one of the recommended Residential Historic (Conservation) Zones falls within the proposed Residential Character Zone and the other falls within the Residential Mixed Character Zone. It is anticipated that these changes will mainly be mapping changes.</p>

2.3.9 Existing Ministerial Policy

This DPA proposed changes to the following, existing Ministerial policy:

Existing Ministerial Policy	Proposed Change and Justification
<p>City Wide PDC 21</p> <p><i>“Where land which has frontage onto the River Torrens is divided, a landscaped reserve of at least 30 metres wide, when measured from the top of the bank, should be provided along such a frontage.”</i></p>	<p>Introduced in 1991, this general PDC has not been incorporated into the South Australian Planning Policy Library, which indicates that it is no longer a policy position of the State Government. In addition its restrictive nature on some sites, such as the Adelaide Caravan Park site, where the top of the bank is, broadly speaking, the edge of the site, will impact significantly on some property owners and restrict development potential. On this basis it is proposed by the Council that it be removed from the Development Plan.</p>

3. Investigations

3.1 Investigations undertaken prior to the SOI

The City of Norwood Payneham & St Peters commenced the process of preparing a draft Residential Plan Amendment Report (now referred to as a Development Plan Amendment (DPA)) in 2001, with a Statement of Intent agreed to by the Minister for Urban Development and Planning's Delegate in August 2001. A Statement of Intent is the first formal step in the preparation of a Development Plan Amendment process. Based on the agreed Statement of Intent, the Council undertook strategic investigations, which resulted in the production of two (2) key documents, '*The City of Norwood Payneham & St Peters Residential Strategic Directions*' in 2003, and the '*Residential Strategy, Spatial Development Framework*' in 2004.

Following extensive consultation with key Government Agencies and other organisations and groups, key resident groups, during the preparation of the *Residential Strategic Directions* document, in April 2003, the Council commenced a broad public consultation process, including the placement of advertisements in local papers and publications, displays in local shopping centres, targeted consultation with key stakeholder groups and briefing sessions. In September 2003, following consideration of all the issues raised during this consultation were considered, the Council's *Residential Strategic Directions* document was finalised. This document was made available to the public.

Subsequent to the preparation of the *Residential Strategic Directions* document, the Council supplemented the strategies with a 'spatial framework', which assisted in providing a geographic context to the investigations that had been undertaken. The *Residential Spatial Development Framework* was completed in 2004 and was endorsed by the Council as being a suitable basis for undertaking the proposed Residential PAR.

Following the completion of these two (2) strategic documents, the Council prioritised, as a matter of urgency, the finalisation of its two (2) Heritage Plan Amendment Reports, as the Council was of the opinion that the protection of important heritage places and historic character areas was a necessary first step in the implementation of its Residential Strategy.

It was also during this period, that the State Government revised the Planning Strategy for Metropolitan Adelaide and progressed work on the *Better Development Plans* (BDP) modules. It was considered that the *Better Development Plan* modules (now known as the South Australian Planning Policy Library), in particular, would have an impact on Council's policy approach insofar as the original Statement of Intent was agreed to subject to the implementation of a performance based policy approach. The policy modules advocated through *Better Development Plans* do not contain performance based policies but rather, are based on a more prescriptive approach.

Given the abovementioned circumstances and including that a significant amount of time had lapsed since the original Statement of Intent was agreed, it was considered appropriate to redefine the objectives and the policy scope through a revised Statement of Intent.

In June 2007, the Minister for Urban Development and Planning agreed to a revised Residential Development Statement of Intent, to enable the Council to further investigate residential development throughout the City of Norwood Payneham & St Peters. The revised Statement of Intent, re-affirmed for both the Council and the State Government, the objectives, proposed investigations and timeframes for the completion of the Residential Development Plan Amendment (DPA) process.

Notwithstanding these more recent policy development influences, the policy framework being proposed through this DPA has been informed in part by these two (2) strategic documents, both

of which were based on a consultative process, involving the community, the Elected Members of Council, Government Agencies and key stakeholders.

The *Residential Strategic Directions* commenced with the philosophy of pursuing “sustainability” and proceeded to add layers of analysis, examining issues, the forces that drive change, and the City’s various characteristics and attributes, including opportunities and constraints.

The *Spatial Development Framework* provided an intermediate level of detail that added further context to the Council's Residential Strategic Directions document to assist in the preparation of the two (2) Residential Development Plan Amendments. In particular, the detail of the Spatial Development Framework was used to inform this DPA Stage 2 – Residential Development (Zones and Policy Areas) Development Plan Amendment.

The detailed findings and recommendations of this work underpin the investigations that were conducted for this Development Plan Amendment. The key themes of particular importance to the Council are as follows:

- urban form which reinforces desired character;
- provision of a wide range of housing;
- environmentally sustainable development;
- attracting new residents;
- supporting a unique and diverse City; and
- good governance in respect to decision making on residential development issues.

3.1.1 City of Norwood Payneham & St Peters Residential Strategic Directions

As outlined in the Background section of this Report, the process of reviewing residential development policies has been undertaken in three (3) major steps.

The first step in the process of reviewing the Council’s residential policy framework involved the preparation of the *Residential Strategic Directions*, which drew heavily on the findings from the background work to the Council’s Strategic Plan 2006, and was supported by further supplementary investigation during the drafting of the proposed policy amendments.

The **primary goal** that emerged from this strategic residential document was:

“Respond to a full range of residential development and housing needs while minimising the risk of losing those things that are important in maintaining a sense of community, local identity and “pride of place”.

The following **supporting goals** were identified under the primary goal and each of these was expanded into a number of strategies, which are summarised below.

Goal 1: Urban form that reinforces identity and a “sense of place”

Strategy Summary: Adopt urban design principles that take account of local area characteristics, produce useable and likeable public spaces and promote sensitive redevelopment in suitable localities.

Goal 2: A wide range of housing stock and households.

Strategy Summary: Where appropriate, allow a variety of housing types and styles onto the market, accommodating a range of needs, tastes and budgets, while ensuring that the retention of old housing is a deliberate part of maintaining overall choice and housing mix.

Goal 3: Environmentally–friendly development

Strategy Summary: Ensure that neighbourhoods are developed in a manner that adopts the principles for ecologically sustainable development, including reduction in the use of energy, minimising waste, the control of development in flood zones, and the protection of open spaces and remnant native vegetation.

Goal 4: An attractive place for new residents.

Strategy Summary: Promote the proximity advantages of the City, maintain choice in terms of housing types and good quality living environments and focus medium density housing where access to public transport, schools, commercial centres and public open space is most favourable.

Goal 5: Continued economic and employment activity within the City

Strategy Summary Maintain a diverse array of businesses and other economic activities, by protecting commercial and industrial areas from encroachment by residential development where conflicts are likely to arise, but recognise the opportunity for carefully planned mixed use development (residential and commercial) within localities already successfully displaying this character.

Goal 6: A unique and diverse City

Strategy Summary Maintain the pride and recognition of the City in terms of its distinctive yet contrasting environments from lively centres and public places through to its quiet retreats and promote this diverse offer as a means of maintaining social and economic well-being.

Goal 7: Good governance in residential development decision-making

Strategy Summary Continue to implement and improve good governance practices by ensuring development assessment processes are clear and well communicated and encourage community participation at the formative stage of new development policy.

Community feedback on the consultation version of *Residential Strategic Directions* mainly offered support for its content, but also highlighted some areas of interest and concern that needed further consideration. Key themes arising from the submissions were:

- General agreement that the majority of issues relating to residential development had been identified and that the strategic policy response largely addressed these issues.
- Concern, however, that a number of the goals are potentially conflicting, eg goals aiming to further develop the City could potentially conflict with goals to preserve the desirable existing qualities of the City.
- Opinion that the document needs to be clearer about growth scenarios for the City, thereby giving a greater understanding of the degree of change being proposed and how it impacts on the goals being reconciled with each other.
- Expectation that when the detailed Development Plan policies are drafted, they will faithfully deliver on the broad goals and strategies contained in *Residential Strategic Directions*.

This feedback assisted in forming the approach to the next two (2) stages, these being the preparation of a Spatial Development Framework for the City and the preparation of the Residential Development (City Wide Policy) Development Plan Amendment and this DPA, the Residential Development (Zones and Policy Areas) Development Plan Amendment.

3.1.2 City of Norwood Payneham & St Peters Spatial Development Framework

Consultation on the *Residential Strategic Directions* document stated the need for the successful translation of goals and strategies into a set of acceptable on-ground outcomes.

The purpose of the *Spatial Development Framework* was to bridge the gap between the *Residential Strategic Directions* and the completed *Residential Development (City Wide Policy) Development Plan Amendment and (this DPA) the Residential Development (Zones and Policy Areas) Development Plan Amendment*.

The process of preparing the Spatial Development Framework commenced by setting a measurable challenge, this being a predicted population size that the City would seek to adequately accommodate over a specified planning timeframe. The solution to this challenge was derived by examining a range of opportunities and constraints.

As part of this process it was assumed that the City of Norwood Payneham & St Peters, along with all other parts of metropolitan Adelaide, would accommodate its proportional share of additional development. Whilst the Spatial Development Framework is now slightly dated, the basic assumptions such as the need to accommodate its proportional share of additional development, is still very relevant and is strongly reflected in the *30 Year Plan for Greater Adelaide*.

The *City of Norwood Payneham & St Peters Spatial Development Framework* proposed that this Local Government Area would amply meet its metropolitan wide obligations by accommodating approximately an additional 5,500 dwellings within a 25 year time span from 2001 to 2026. This compares to a growth target outlined in the *30 Year Plan for Greater Adelaide* of an additional 3,050 dwellings over the 30 year lifespan of the Greater Adelaide Plan. The targets in both documents are based on high growth scenarios, but still afford the opportunity to be more selective about the placement of new development compared to the relatively open-ended and less focused Development Plan residential policies currently in operation for the City of Norwood Payneham & St Peters.

Some of the key opportunities arising from the scenario outlined in the Spatial Development Framework are:

- the ability to recognise that urban development has reached different stages of maturation across various parts of the City and to set policies accordingly. The opportunity afforded here is to be more selective about where future development is focused. This may see some suburbs that have been subject to significant redevelopment in the past, eg Norwood and Kent Town, enter a phase of consolidation;
- the ability for some suburbs to be subjected to a cycle of redevelopment, with a sense of “desired future character” in mind. These opportunities are most obvious and appropriate in locations well serviced by activity centres, public transport and recreation/open space facilities. Suburbs of note include Marden, Felixstow, Glynde and Firlie;
- reinforcement of the need for preservation of historic character (particularly development that survives from the 1800’s / early 1900’s) as has occurred through previous Development Plan changes, which is justified given the ability to accommodate the development quota in other parts of the City; and
- the ability to ensure that flood prone land is protected from significant development intensification.

Notwithstanding the age of the documents, both *‘The City of Norwood Payneham & St Peters Residential Strategic Directions’*, and the *‘Residential Strategy, Spatial Development Framework’*

have formed an integral part of the investigations for the Residential Development (Zones and Policy Areas) DPA.

3.2 Investigations undertaken to inform this DPA

Whilst the key objectives of the Residential Strategic Directions and the Spatial Development Framework remain relevant, and the Council has utilised this significant body of work as the basis for the DPA investigations, it has been necessary to supplement these investigations with desk top analysis and ground truthing, as well as ensure that the DPA investigations take into consideration:

- the more recent policy changes introduced into the Council's Development Plan through the two (2) Heritage PARs and the more recent Residential Development (City Wide Policy) DPA;
- the investigations undertaken to inform the Kent Town and The Parade Strategic Growth DPA; and
- the State Government's strategic and policy initiatives including the *30 Year Plan for Greater Adelaide*, the draft Inner Metro Rim Structure Plan, South Australian Planning Policy Library and the Planning Reforms, which incorporate the introduction of the Residential Code for New Dwellings that was based on the Neighbourhood Character Analysis undertaken by the Council. In particular, the significant shift away from using performance based policies in Development Plans to more prescriptive and simplified policy expression that is reflected in the South Australian Planning Policy Library modules.

Therefore, in accordance with the Statement of Intent for this DPA and the subsequent exchange of letters, between the former Minister for Urban Development and Planning and the Council, which gave approval to the Council to deliver the Residential Development Plan Amendment in two (2) parts, (namely the Residential Development (City Wide Policy) Development Plan Amendment and the Residential Development (Zones and Policy Areas) Development Plan Amendment), the following investigations have been undertaken to inform this DPA:

- 30 Year Plan For Greater Adelaide

The Residential Development (Zones and Policy Areas) DPA took into consideration the State Government's strategic vision outlined in the *30 Year Plan For Greater Adelaide*. Section 2.2 of this Report outlines how the DPA aligns with the 30 Year Plan.

- The City of Norwood Payneham & St Peters Residential Strategic Directions and complementary 'Residential Strategy, Spatial Development Framework'

The findings and recommendations of this work underpinned the investigations for this DPA. The key themes of importance to the Council were as follows:

- urban form which reinforces desired character;
- provision of a wide range of housing;
- environmentally sustainable development;
- attracting new residents;
- supporting a unique and diverse City; and
- good governance in respect to decision making on residential development issues.

Section 3.1 outlines in detail the findings and recommendations of these two strategic documents.

- South Australian Planning Policy Library

The South Australian Planning Policy Library (formerly known as the Better Development Plans Policy Library) was considered as the basis for the proposed policy framework. The

Modules were used, where the Council considered it applicable to residential development within the Council area. Some local variations were incorporated and justification for their inclusion has been provided throughout this Report.

- Desired Character Statements

Desired Character Statements were developed for all residential areas across the City. There was a distinction made between areas where the existing character should be protected, areas where a level of character change will be carefully managed and areas where a new character will be encouraged. The former Department of Planning and Local Government's guide on Desired Character Statements was used to assist in the development of these Desired Character Statements.

In particular the following elements were specific investigation in the formulation of Desired Character Statements:

- streetscapes, including significant vegetation;
- dwelling types and age;
- allotment sizes;
- building heights;
- setbacks;
- frontages;
- landscaping;
- private open space;
- site coverage; and
- interface between the public and private realm.

- Residential Development outside of Residential Zones

The appropriateness of residential development outside of Residential Zones was investigated as part of this DPA. However whilst this notion is supported in the Council's Residential Strategy, the Council's *CityPlan 2030* and the State Government's *30 Year Plan for Greater Adelaide*, the Council has limited the extent of the policy changes in this category as it intends to introduce significant policy changes, through the Kent Town and The Parade Strategic Growth DPA and subsequent DPAs. Section 3.2.4.4 discusses this issue in more detail.

- Non-residential Development within Residential Zones

The appropriateness of existing non-residential uses within residential zones was investigated with some minor forms of development included into the Policy. However, consideration was not given to school sites as the Council intends to undertake a separate Educational Zone DPA, to determine if an Educational zoning for these sites is more appropriate.

In addition the Council has undertaken further investigations into:

- Dwelling Yield Analysis

Section 3.2.1 outlines the expected dwelling targets as a result of the proposed rezoning and their alignment with the targets in the 30 Year Plan for Greater Adelaide.

- Neighbourhood Character Analysis

Section 3.2.2 outlines the process undertaken and the recommendation of this analysis.

- Desktop Analysis

The process undertaken and the conclusions made are discussed in Section 3.2.3.

- On-Ground Analysis

The process undertaken and the conclusions made are discussed in Section 3.2.3.

3.2.1 Delivering the Dwelling Targets in the 30 Year Plan for Greater Adelaide

Currently, housing development in metropolitan Adelaide occurs mostly through land releases on the urban fringe and through the redevelopment of existing housing stock, with the ratio being approximately a 50:50 split of urban infill and greenfield (larger scale subdivisions on the urban fringe) development.

The continuation of greenfield development at this rate is considered unsustainable for many reasons – loss of agricultural land, impacts on natural environments, high costs of infrastructure provision, car dependency and social isolation. On the other hand, urban infill is, in many instances, changing the nature of our existing suburbs and neighbourhoods, particularly within the inner metropolitan area, where much of the existing housing stock is highly valued as an important element of the ‘character’ of neighbourhoods. Across metropolitan Adelaide, local governments are finding it more difficult to strike an appropriate balance between infill development (often adhoc) and character protection.

In recognition that the current approach to housing provision is not sustainable, the State Government’s 30 Year Plan proposes to shift the current 50:50 split of urban infill and greenfield development to a 70:30 split by 2038. Whilst this will see a significant shift in development activity to areas within the existing metropolitan region, it is intended that 60% of this development will occur within transit corridors, targeted regeneration areas and within transit oriented developments (TODS), so that the highly valued, lower-rise and lower density characteristics of much of the remainder of metropolitan Adelaide can remain largely unchanged.

The establishment of the three residential zones and associated policy areas, proposed through this DPA, will deliver a policy framework that balances the protection of character with the opportunities for growth – by clearly identifying the areas of valued character, where the amount and type of infill development will be minimised and areas where infill development at varying degrees of density will be encouraged.

State Government Region	Infill Within Corridors	Infill Outside Corridors	Fringe Growth	Townships	Total
City of Adelaide	15,040	-	-	-	15,040
Eastern Adelaide	7,900	10,500	-	-	18,400
Northern Adelaide - Buckland Park, Virginia, Angle Vale	20,500	6,000	36,300	4,800	67,600
Southern Adelaide	19,500	12,000	8,500	500	40,500
Western Adelaide	33,060	9,500	-	-	42,560
Barossa/Roseworthy/Gawler/Concordia	-	-	37,900	8,500	46,400
Adelaide Hills and Murray Bridge	-	-	-	13,000	13,000
Fleurieu	-	-	-	14,500	14,500
Total	96,000	38,000	82,700	41,300	258,000

Table 1: 30 Year Plan for Greater Adelaide - Regional Targets

Table 1 shows the break down, into regions, of the dwelling targets contained in the 30 Year Plan for Greater Adelaide. The figures indicate that the target for the Eastern Region of Adelaide (which includes the Cities of Norwood Payneham & St Peters, Unley, Prospect, Campbelltown and Burnside and the Corporation of the Town of Walkerville) is a total of 18,400 additional dwellings over the next 25-30 years. This represents 7% of Greater Adelaide’s total housing growth, which will need to be apportioned between the six (6) Eastern Region local government areas.

Given that the 30 Year Plan does not contain specific targets for each of the six (6) Eastern Region Local Government Areas, the City of Norwood Payneham & St Peters has assumed the responsibility of providing approximately 17% of the total Eastern Region’s net additional dwellings

target, which equates to approximately **3050** additional dwellings. The proposed distribution of these 3050 additional dwellings is discussed in detail later in this section.

A clear focus of the *30 Year Plan for Greater Adelaide* is to encourage growth within the inner metropolitan area (defined as a 2.5 kilometre radius (approximately) from the outer edge of the Adelaide Park Lands). The growth is targeted mainly along transport corridors and in selected regeneration areas such as Kent Town. Again, whilst there are no specific targets defined for the inner metropolitan area within the *30 Year Plan*, interpretation of the background analysis undertaken in the development of the *30 Year Plan*, suggests that the dwelling target for the inner metropolitan area of Adelaide should be in the order of 25,000 additional dwellings and that this entire growth target should be directed to corridors and targeted regeneration areas.

As part of the translation of these broader regional dwelling targets of the *30 Year Plan* into a more targeted approach and using the above target of 25,000 additional dwellings for the inner metropolitan area, the former Department for Planning and Local Government (DPLG) undertook a dwelling yield analysis specifically focussed on the transit corridors and areas earmarked for regeneration (such as Kent Town) within inner metropolitan Adelaide. This yield analysis was recently expanded to review the areas proposed for re-zoning to Residential Zone through this Development Plan Amendment, to determine the likely yields as a result of the proposed rezoning.

The methodology employed by the former DPLG (now known as the Department of Planning, Transport and Infrastructure (DPTI)) for estimating the proposed infill and redevelopment capacities was based on a number of parameters and assumptions, including built form (height) and density assumptions (number of dwellings per hectare). These assumptions were used to calculate a **theoretical dwelling capacity** for each precinct (by calculating the total site area for each precinct and then applying the relevant density assumption (number of dwellings per hectare) to that area, to derive a total number of dwellings for that precinct. A **realistic dwelling capacity** for each precinct was then calculated by reducing the total site area for each precinct through the exclusion of the following land uses, roads, schools, public open space etc. Using the final **realistic dwelling capacity** calculation, a **likely dwelling capacity** to 2038 was derived by applying a 50% discount to the **realistic dwelling capacity**, on the basis that the availability of sites for redevelopment will depend on individual owner decision-making and that the likely take-up of opportunities will only be in the order of 50%. A slightly modified version of this methodology was used to estimate the likely dwelling yield capacity for the areas proposed to be re-zoned to Residential Zone through the Residential Development (Zones and Policy Areas) DPA.

The **likely dwelling capacity** resulting from this analysis for the whole of the inner metropolitan region was in the order of approximately 25,000 additional dwellings, which was distributed between the Eastern and Western Inner Metropolitan Regions as shown in **Table 2**.

Region	Whole of region dwelling target (as per the 30 Year Plan)	Inner Metropolitan Region Likely Capacity to 2038
Eastern Adelaide (excluding the City of Adelaide)	18,400	11,851
Western Adelaide	42,560	13,124

Table 2: Inner Metropolitan likely capacity by region and comparison to 30-Year Plan Targets

The results of the analysis for the inner metropolitan section are contained in the *Inner City Dwelling Yield Analysis Report*, which was produced by the DPLG in July 2010. This report informed the preparation of the Council's draft Kent Town and The Parade Strategic Growth DPA, which is currently awaiting Ministerial approval to be released for public consultation. The dwelling yield analysis prepared for the Residential Development (Zones and Policy Areas) DPA, whilst slightly more simplified in its methodology, was used to test the proposed residential growth areas. The results of the Dwelling Yield analysis undertaken for the each of the Policy Areas proposed within the Residential Zone, are outlined in **Table 3**.

The results of the dwelling yield analysis demonstrate that the target of approximately 25,000 additional dwellings for the whole of the inner metropolitan region is relatively feasible through the redevelopment and 'uplift' of corridors and regeneration areas within the inner metropolitan region.

Taking the Inner Metropolitan Region Likely Dwelling Capacity referred to in the **Table 2**, and proportioning it between the six (6) Local Government Areas, which make up the Eastern Region referred to in the *30 Year Plan*, then the City of Norwood Payneham & St Peters is required to provide for an additional 1,975 dwellings within the inner metropolitan portion of the Council, by the year 2038.

Through the Kent Town and The Parade Strategic Growth DPA, it is anticipated that the areas which are the subject of re-zoning within that DPA will deliver a **likely dwelling capacity** of approximately **851** additional dwellings. As a percentage of the City of Norwood Payneham & St Peters' 'share' of the total Eastern Region inner metropolitan target of **1,975** additional dwellings, the rezoning of the areas included in the draft Kent Town and The Parade Strategic Growth DPA could provide up to 43% of this Council's 'share' of dwelling growth.

This means that within the remainder of the inner metropolitan portion of the City of Norwood Payneham & St Peters, opportunities for the other 57% of the 'share' of dwelling growth (or 1,124 additional dwellings) will need to be provided within other corridors and identified regeneration areas over the next 25 – 30 years. This would include other areas already earmarked for future growth opportunities within the Inner Metro Rim Structure Plan, such as 'corridors' along Payneham Road, Magill Road and the Stepney Triangle, as well as sites such as the Adelaide Caravan Park at Richmond Street, Hackney, which is the subject of rezoning through this DPA (Zones and Policy Areas) and is anticipated to deliver approximately 139 dwellings (or 7% of the Council's Inner Metropolitan dwelling target).

As a percentage of the City of Norwood Payneham & St Peters' 'share' of the total Eastern Region target of **3050** additional dwellings, the re-zoning proposed through the Kent Town and The Parade Strategic Growth DPA is projected to deliver approximately 28% (or **851**) of this Council's share of the total dwelling growth. Through the Residential Development (Zones and Policy Areas) DPA, the proposed re-zoning, is estimated to deliver approximately **2230** additional dwellings (or 73% of the Council's share of the Eastern Region target), in the areas designated as Residential Zone only. Additional yields achieved in the proposed Residential Character Zone and Residential Mixed Character Zone have not been calculated due to their unpredictability. The proposed distribution of these additional dwellings, by Policy Area is outline in **Table 3** below:

Proposed Residential Zone (Policy Areas)	Potential Dwelling Yield Capacity	Likely Dwelling Increase (30 years)
Adelaide Caravan Park	139	139
Contemporary Character	1950	775
Glynde/Firle Medium Density	554	211
Marden Medium Density	576	187
River Street Regeneration	268	255
River Torrens Linear Park Medium Density	270	162
Senior's Housing	496	496
Total	4253	2225

Table 3: Potential Dwelling Yield Capacity and Likely Dwelling Yield Increase by Policy Area within the Proposed Residential Zone.

In terms of what these figures mean for the proposed planning policy, it is estimated that the proposed policy framework should allow for approximately double the **likely** dwelling capacity numbers, in order to achieve the likely dwelling yields. This is based on the assumption included in the DPTI methodology which assumes that the availability of sites for redevelopment over the 25 – 30 year timeframe, will depend on individual owner decision-making and that the likely take-up of

opportunities will only be in the order of 50%. In certain Policy Areas the likely dwelling capacity has been calculated at a higher rate because of its existing status.

The Adelaide Caravan Park Policy Area, located at Richmond Street, Hackney and the River Torrens Linear Park Policy Area are the only two Policy Areas within the Residential Zone that will contribute to the Inner Metropolitan Area dwelling yield targets, the remainder of the Policy Areas within the Residential Zone fall outside of the defined inner metropolitan area (2.5 kilometre radius (approximately) from the outer edge of the Adelaide Park Lands) however will contribute to the Council's share of the total Eastern Region target. The biggest increase in dwelling yields will come from the Contemporary Character Policy Area, which is estimated to deliver an increase of approximately 775 additional dwellings over the next 25-30 year period, followed by the Senior's Housing Policy Area and the River Street Regeneration Policy Area, which are estimated to deliver 496, and 255 additional dwellings, respectively.

Overall the Likely Dwelling Yield being delivered through the Residential Zone combined with the re-zoning proposed through the Kent Town and The Parade Strategic Growth DPA, will more than likely to meet the Council's share of the total Eastern Region target.

It should be noted that while the likely dwelling yields for the Residential Zone have been estimated, the opportunities for dwelling yield increases that may occur in the proposed Residential Mixed Character Zone, particularly in the Hackney Policy Area, Norwood Policy Area and the Payneham South Policy Area have not been calculated. The reason for this is because of the difficulty in identifying these opportunities. However, any increase in the dwelling yields that may be achieved within these Policy Areas will only assist in delivering the targets outlined in the *30 Year Plan for Greater Adelaide*. Notwithstanding this, the projected growth targets for the City of Norwood Payneham & St Peters, can be achieved through the opportunities provided in the proposed Residential Zone and the rezoning proposed through the Kent Town and The Parade Strategic Growth DPA.

3.2.2 Neighbourhood Character Analysis

In June 2008, the State Government released a "package" of reforms to the planning system, which included significant proposed changes to development assessment, policy planning and strategic planning for the State. Included as part of this package were proposed changes to planning legislation to enable the introduction of a Residential Development Code, to provide for a "simpler, faster, cheaper" framework for the assessment of development applications.

At the time of announcing the Residential Code reforms (June 2008), the Government advised that the Residential Code would not apply to State Heritage Places/ Areas, Local Heritage Places and within Historic Conservation Zones. The then Minister Urban Development and Planning also stated his intention to protect character areas, which are not Historic (Conservation) Zones or Heritage Places, recognising the impact that the introduction of a "tick box" system could have on the management of the built form character of these areas.

In January 2009, the details of the process for identifying Residential Neighbourhood Character Areas was provided to Councils by the Minister. Whilst this process was appreciated by Councils it did come with a highly compressed timeframe to undertake the required analysis, particularly for Councils like the City of Norwood Payneham & St Peters, which was always expected to have a large number of areas to analyse and put forward as recommended character areas. All Councils were provided with a standardised template that required completion for any area the Council wanted to designate as a character area. The intent was the template that included the Council's analysis would be used by the Department of Planning and Local Government, the Development Policy Advisory Committee (DPAC) and the Minister for Urban Development and Planning, to determine whether the submitted areas qualify as Neighbourhood Character Areas, to ensure that the City's valued residential character is not unduly impacted by the introduction of the Residential Code.

The criteria provided by the Department of Planning and Local Government, to enable an area to be considered for a Residential Neighbourhood Character Area, was:

- be geographically discrete and able to be clearly defined and mapped;
- be able to be distinguished from other areas due to their special attributes; and
- have a predominant built form that was constructed before 1940.

In addition, Councils were required to demonstrate that these areas meet the 50-70% target for the treatment of matters as complying development in their respective Local Government Area overall.

The process undertaken by the Council to identify character areas is outlined below.

To enable the detailed character analysis to be undertaken, the residentially zoned areas throughout the City of Norwood Payneham & St Peters, were divided into twenty-nine (29) distinct areas. Each of these areas was firstly assessed against the three (3) criteria provided by the former Minister for Urban Development and Planning, and in particular, the requirement that areas designated to be of significant character have a predominant pre 1940s built form. Using this criteria as a basis, the twenty-nine (29) residential areas were separated into two (2) categories; residential areas which reflect a distinctive pre 1940s residential character and those that reflect a predominant post 1940s residential character. Of the twenty-nine (29) residential areas, twenty-three (23) were identified as meeting the necessary criteria to enable the character area analysis to be undertaken. These areas are listed in Table 4 and are clearly defined on the following map, **Map 3**. These twenty-three (23) areas were submitted to the Minister for Urban Development and Planning for consideration.

TABLE 4: PROPOSED RESIDENTIAL NEIGHBOURHOOD CHARACTER AREAS*

College Park	South West Norwood
Evandale	Payneham Road North
Firle South	Payneham Road South
Hackney North	Payneham South
Hackney South	Payneham - West
Heathpool	Royston Park
Joslin	St Morris
Marryatville	St Peters
Maylands	Stepney North
North East Norwood	Stepney South
North West Norwood	Trinity Gardens
South East Norwood	

**NB: These descriptors do not necessarily correspond with suburb boundaries or include the whole suburb, but have been used to generally describe the area.*

The remaining six (6) residential areas were not considered to have the essential attributes set by the Minister to justify their classification as residential character areas. Most importantly, these areas did not display the required concentrations of pre 1940s housing stock. These areas are listed in Table 5 below and are clearly illustrated on the following map, **Map 3**.

TABLE 5: POST 1940s RESIDENTIAL AREAS**

Felixstow	Kent Town
Firle North	Marden
Glynde	Payneham

***NB: These descriptors do not necessarily correspond with suburb boundaries or include the whole suburb, but have been used to generally describe the area.*

Whilst it was recognised that some of the designated areas have a greater concentration of pre-1940s dwellings and ultimately stronger historic character elements, the methodology put forward by the Department of Planning and Local Government, used a relatively crude methodology to determine the policies that should apply to a particular precinct. Unlike the finer grained policy approach which has been adopted in the investigations for this DPA to designate the Zones and Policy Areas, the Neighbourhood Character Analysis that informed the Residential Code only enabled the designation of two (2) policy treatments - those for Residential Neighbourhood Character Areas (predominant pre 1940s built form) and those where predominantly post 1940s built form exists, where the Residential Code will apply.

As part of the Neighbourhood Character Analysis, the Council undertook the assessment of five (5) key areas, for each of the twenty-three (23) proposed character areas. These included:

1. slope of the land;
2. subdivision pattern – layout, traffic movement and street width;
3. building Stock – Building Era, Building Style and presence of heritage items;
4. lot size and frontage; and
5. front, side and rear setbacks, site coverage and private open space.

Of the five (5) categories of assessment the most critical category of assessment was the building stock which focuses on the concentration and age of the building stock. However, the remaining assessment has been useful in the investigations for this DPA.

As a result the Council compiled a package of documentation, which included photographs, maps and analysis, for each of the 23 proposed character areas for the Minister for Urban Development and Planning's consideration. A full copy of the Council's Neighbourhood Character Analysis is can be found on the Council's website <http://www.npsp.sa.gov.au> .

The work undertaken to identify the Residential Neighbourhood Character Areas has formed an integral part of the policy framework that it is being proposed through this DPA, the Residential Development (Zones and Policy Areas) DPA.

3.2.3 Detailed Analysis of Residential Areas

At the same time as the Council was undertaking its Residential Neighbourhood Character Assessment, for submission to the former Minister for Urban Development and Planning, the Council was also undertaking a detailed analysis of its residential areas for the purpose of refining its residential policies within the Norwood, Payneham and St Peters (City) Development Plan. While both of these significant bodies of work did overlap to a large degree, the restricted criteria and condensed timeframe provided to Councils to complete the Residential Neighbourhood Character Assessment meant that a fine grain approach to the assessment of character areas could not be undertaken. However, through the detailed investigations undertaken by the Council to inform both the Residential Development (City Wide Policy) DPA and in particular, this DPA, the Residential Development (Zones and Policy Areas) DPA, the Council was able to refine some of its investigations and consequently some of the boundaries nominated by the Minister as proposed Character Areas, through the Residential Neighbourhood Character Assessment. Whilst pre-1940s dwelling stock was a key element in the Council's character assessment, particularly for the Residential Neighbourhood Character Assessment, it was not the only criteria used in the investigations for the Residential Development (Zones and Policy Areas) DPA.

The detailed investigations were undertaken through a combined desk top and on-ground analysis (ie ground truthing) of all of the residential areas within the City of Norwood Payneham & St Peters to identify similarities in the development and character of the residential areas. The results of the analysis provided the Council with a detailed overview of the distribution of its pre-1940s and post 1940s dwellings, the extent and quality of the existing character within all of its residential areas and the development patterns and growth opportunities throughout all of the residential areas.

An overview of the methodology adopted by the Council as part of these two (2) processes is outlined below.

- **Desk Top Analysis**

The desk top analysis involved the thorough examination of a range of hard copy and electronic materials including maps obtained from the Department of Planning, Transport and Infrastructure relating to age of housing, dwelling types, allotment sizes and frontages. Capital Value versus Site Value was also taken into consideration to identify where demand for development would more than likely occur. These maps together with the assistance of aerial photography and web mapping service applications and technology (ie Google Maps and Google Earth Streetview) and localised knowledge, enabled the Council to assess its residential areas with the objective of dividing the residential areas into distinct pre-1940s and post 1940s character pockets and identify common patterns or trends in the City's development. This work expanded on the original findings and recommendations outlined in the *Residential Strategic Directions* and the *Spatial Development Framework* (the two strategic bodies of work undertaken by the Council prior to the initiation of this Development Plan Amendment) and the work undertaken for the Residential Neighbourhood Character Assessment.

- **On-Ground Analysis (Ground Truthing)**

The on-ground analysis (or 'ground truthing' as it is more commonly referred to) of all of the residential areas throughout the City of Norwood Payneham & St Peters was used to supplement the desktop analysis and refine the character analysis. It was through this process that the Council was able to assess, amongst other things the concentration of dwelling types and styles, setbacks (including front and side setbacks), frontages and the general allotment and development patterns, including the general height of development. It also provided the opportunity to assess other elements which are not always measurable through a desk top analysis, but are critical to the quality of a residential area. Some of the key elements that were reviewed and assessed as part of this process include the contribution of landscaping and street trees and in particular the amenity enjoyed by the residents. Most of all, the extensive on-ground assessment of the residential areas provided the opportunity to identify localised opportunities and constraints, particular in locations where there is an

absence of pre-1940s character, or where there is a strategic opportunity for densification, for example around centres, transport corridors or the River Torrens Linear Park. Consequently, the results of the Residential Neighbourhood Character Analysis were refined. This has resulted in some variation between the boundaries of the proposed Residential Character Zone and the Residential Mixed Character Zones and the areas recognised as 'Character Areas' for the purpose of the application of the Residential Code. Despite this inconsistency in certain locations, the application of the Residential Code for New dwellings will continue to apply in the areas previously determined by the Minister for Planning through a Notice in the Gazette, and will continue to be exempt in the areas not determined by the Minister for Planning.

In the pre-1940s character areas, as part of the ground truthing, all dwellings that made a positive contribution to the character of a particular area, were mapped. This crude analysis was very much based on the aesthetic value of the dwelling and its specific contribution to character of the particular area, rather than the historic value of the dwelling. In areas where State and Local Heritage Places are present their contribution was also recorded. The purpose of this exercise was to determine concentrations of character and identify key elements that contributed to the character of a particular locality. It also provided the opportunity to determine the extent to which infill development had, or had not, impacted on the character of an area and the extent to which a particular location would lend itself to infill development and a change in character.

Through the desk top analysis, on-ground analysis, Residential Neighbourhood Analysis (prepared for the former Minister for Urban Development and Planning), and the two (2) earlier strategic documents commissioned by the Council (ie the *Residential Strategic Directions* and the *Spatial Development Framework*), the Council was in a position to identify distinct patterns in the existing residential development and clearly distinguish between the areas where the existing character should be protected, areas where some character change can occur and areas where a new character, possibly at higher densities, should be encouraged.

Existing character, rather than density, was used as the key mechanism for dividing the residential areas. The reasons for selecting character rather than density to distinguish the residential areas was to simplify the process and ensure that the highly variable densities over quite short distances within the City, particularly in the inner suburban locations of Hackney, Norwood, Evandale and Stepney were recognised for their positive contribution to the character and patterns of development. Dividing the residential pockets into character pockets that represent similar characteristics meant that a wider range of elements could be captured.

The analysis concluded that the residential areas within the City of Norwood Payneham & St Peters could be defined by three (3) distinct residential characters. The three (3) identified characters are a very distinct traditional character, a mixed character dominated predominately by traditional pre-1940s dwellings and a more contemporary character. A summary of each of the three (3) distinct characters and the suburbs in which they are located, is outlined below. This analysis does not include the areas where a Residential Historic (Conservation) Zone already exists.

- **Traditional Character**

The traditional character areas encompass those areas throughout the City that have a predominant traditional character, comprising of a high percentage of dwellings from the 1800s and early 1900s, uniform land division patterns and patterns of development (frontages, setbacks and allotment sizes) and a predominant single storey character. Areas recognised as having a traditional character include Evandale (part), Hackney (southern portion), Heathpool, Joslin, Maylands, Royston Park, St Morris, St Peters and Trinity Gardens.

- **Mixed Character**

The Mixed Character areas encompass those localities within the City that were originally developed in the 1800s through to the mid 1900s but have since been overlaid with recent infill

development, generally at a higher density. The areas that fall within this category include the suburbs of Evandale (part), Hackney (northern portion), Marryatville, Norwood, Payneham South and Stepney (part). With the exception of Payneham South, which is in the early stages of its mixed character, the remaining areas are generally characterised by a significant mix of dwelling types, inconsistency in allotment sizes and irregular land division patterns (frontages and setbacks). The variation in character represented by the style and mix of dwelling types, ages of dwelling stock and allotment sizes are the key elements that distinguish these areas from the other two (2) character areas (namely Traditional Character and Contemporary Character).

- **Contemporary Character**

The Contemporary Character areas encompass those areas within the City that were developed after 1950 and contain a predominant low density, single storey post 1950s to 1980s building stock. The areas that fall within this category include the suburbs of Firle, Glynde, Marden, Payneham and a small section of Royston Park.

This strategic analysis provided the ground work for the development of a robust policy framework that is able to balance the protection of unique character in particular locations, with opportunities for more intense development and redevelopment in other locations. In particular it is these distinct patterns in residential character that have formed the basis for the Council's proposed policy framework.

3.2.4 Proposed Policy Framework

The intent of the Residential Development (Zones and Policy Areas) DPA is to ensure that a consistent policy framework, is applied throughout the residential areas of the City. In summary, the Residential Development (Zones and Policy Areas) Development Plan Amendment distinguishes between areas where the existing character should be protected, areas where some character change will be carefully managed and areas where a new character will be encouraged to evolve.

Accordingly, based on the three (3) identified character patterns, the Council is proposing to establish three (3) residential zones, to reflect the identified character belts. The three (3) proposed zones are the Residential Character Zone, Residential Mixed Character Zone and the Residential Zone, illustrated on **Map 4**. Given that each of these Zones have been established around a binding theme, they encompass a relatively large section of the Council's residential areas. It is the individual Policy Areas that sit within these Zones that complete the development context, and set out the specific policy relevant to a particular location. The location of each of these Policy Areas is illustrated on **Map 5**.

The proposed Character Zones (ie the Residential Character Zone and the Residential Mixed Character Zone) and associated Policy Areas include detailed desired character statements and provisions, to encourage the retention and enhancement of the remaining elements of the original built form and valued character. This generally applies to housing styles pre-dating the 1940s and existing significant land division patterns such as those found in the suburbs of Heathpool and Joslin.

Balanced with the need to protect valued character, the Residential Development (Zones and Policy Areas) DPA also identifies opportunities throughout the City, where further development at varying degrees of density, including higher densities is supported. The investigations for higher density focussed on areas close to centres, such as Marden, Glynde and Firle and the River Torrens Linear Park. It also identifies areas within non-residential zones, where a mix of uses, through the inclusion of residential policies, could be further encouraged.

The following section provides an overview of the three (3) proposed Zones and the associated Policy Areas.

3.2.4.1 Residential Character Zone

The Residential Character Zone which has been based on the South Australian Planning Policy Residential Character Zone module, has been allocated to the residential areas within the Council that were identified from the strategic analysis as traditional character areas. As specified in the character analysis, these areas were generally developed prior to 1940 and contain either or a combination of, a high concentration of single storey character dwellings (generally pre-1940s), uniform land division patterns and patterns of development (frontages, setbacks and allotment sizes).

The variation in character that is evident from one location to another (variation generally relating to the age and style of dwellings, land division patterns (identified generally through allotment sizes and frontages), setbacks, streetscapes and garden settings) have been recognised through the creation of the seven (7) Policy Areas, namely the Athelney Avenue/ Botanic Street Traditional Character, Established Character, Heathpool Traditional Character, Maylands Traditional Character, St Morris Traditional Character, St Peters Traditional Character and the Trinity Gardens Traditional Character Policy Areas. Areas with a high concentration of pre-1940s dwellings and generally uniform land division and development patterns, have been designated as Traditional Character Policy Areas. The localities, where the strongest elements of character are the uniform land division and development patterns, but contain a small component of pre-1940s dwelling stock, have been designated Established Character Policy Area. The creation of these Policy Areas helps to provide a clearer insight into the precise nature of existing and desired character, including dwelling density. A description of each of these Policy Areas is located later in this section.

In general, this Zone and each of the Policy Areas that sit within it, have been designed to encourage the retention of as many of the pre-1940s dwellings as possible, recognising that the demolition of dwellings is a complying form of development and that the Council does not have the ability to refuse or restrict demolition, unlike Historic (Conservation) Zones, where the demolition is merit based, the Council has the ability to refuse the demolition of a building. Notwithstanding this, it is recognised that the pre-1940s dwellings are a significant component of the character, and whilst character is always evolving, it is important that in areas where pre-1940s dwellings are a significant element of the character, that the retention of these key elements is encouraged, to ensure that in the future the key elements of the character are still recognisable. For this reason all of the desired character statements, within this Zone and all of the Policy Areas, with the exception of the Established Character Policy Area, (which places less emphasis on the dwelling stock and more emphasis on the other character elements) encourage the retention of these dwellings.

Whilst it is recognised that the retention of every pre-1940s building is neither viable, or desired, where their retention is proposed, the policy framework specifies that additions should be located to the side or rear of the dwelling. The reasons for this policy direction are, firstly to ensure that the existing front setbacks are not affected and to ensure that the dwelling's streetscape contribution is not compromised. Where the retention of pre-1940s dwellings are not desired, understanding that over time character will evolve, the policy framework has been designed to ensure that any replacement dwellings do not compromise the character or rhythm of the streetscape and do not form a dominate feature. To ensure that this outcome is achieved a number of key character elements have been addressed in both the Desired Character Statements and Principles of Development Control. These include the retention of the single storey character of the dwellings with second storey components or additions, located in the roof space or at the rear of the dwelling (except in the Established Character Policy Area where a two-storey character is supported), the retention of the regular land division patterns and the settings of the dwellings, in terms of front and side setbacks. For this reason the minimum site areas and frontages that have been assigned within each of the Policy Areas reflect the existing patterns of development in that specific Policy Area. Whilst the minimum site area and frontages in this Zone, do not preclude land division, they

limit the opportunity and ensure that where it is proposed it does not compromise the character. They have been designed to ensure that any land division does not detrimentally impact on the traditional character of the locality.

Whilst it is anticipated that the proposed policy framework will limit the amount of opportunities for infill development in the Residential Character Zone, with the exception of specific locations, it will not completely preclude it. In situations where it is proposed, it will need to closely observe the existing patterns of development and be of a form that does not deviate dramatically from the traditional character of the locality. Given that demolition control does not apply in this Zone, development in this zone will more than likely take the form of one for one dwelling replacement, with two for one replacement (ie semi-detached dwellings) only occurring in Policy Areas where it is desired and only in situations where it presents as a single dwelling and meets all of the minimum requirements (ie allotment sizes, frontages, setbacks, building height and private open space).

Notwithstanding the types of dwellings proposed, the proposed policies being introduced through the Zone and Policy Areas within this DPA together with the new City Wide policy framework, that was consolidated into the Development Plan in August 2011, should ensure that where new development is proposed it will respect and complement the traditional character established by the pre-1940s dwellings without dominating the streetscape.

Athelney Avenue/Botanic Street Traditional Character Policy Area

The Athelney Avenue/Botanic Street Traditional Character Policy Area is centred around Hackney Road, Botanic Street and Athelney Avenue. The historic streetscape character of this intimate Policy Area is created by the consistent pattern of allotment sizes and high concentration of single storey detached bungalows, built between 1916 and 1940. The historic character of this Policy Area is further enhanced by the numerous Contributory Items and Local Heritage Places located south and east of this proposed Policy Area in the adjacent Residential Historic (Conservation) Zone.

The reason for designating this area Residential Character Zone and Athelney Avenue/Botanic Street Traditional Character Policy Area, is to try and protect this reasonably intact pre-1940s character area and ensure that any new development is complementary. The proposed Residential Character Zone (Athelney Avenue/Botanic Street Traditional Character Policy Area) will replace the existing Residential 3N and Residential 2 (St Peters) Zones, both of which allow a higher density form of development and therefore have the potential to compromise the character of this proposed Policy Area.

Development within the Athelney Avenue/Botanic Street Traditional Character Policy Area will not result in an increase in density.

Established Character Policy Area

The Established Character Policy Area encompasses the residential areas within the City of Norwood Payneham & St Peters that were generally established prior to 1940 but were developed over a broad period of time and therefore contain a range of architectural styles. Included within this Policy Area are large sections of the suburbs of Heathpool and Royston Park, parts of Joslin and Marryatville and a portion of Payneham South centred around Devitt Avenue.

In general, this Policy Area is characterised by a regular pattern of large allotments fronting wide tree lined streets and a range of predominantly single storey detached dwellings. Whilst the remnants of the original pre-1940s built form, ranging from stately Mansions to Villas, Cottages, Bungalows, Tudors and Art Deco, contributes to the character of this Policy Area, it is not the general age or concentration of the built form that is the unifying theme in this Policy Area. In this Policy Area it is the character derived through the more uniform subdivision patterns, large allotment sizes, consistent setbacks and dwellings set in more spacious garden settings, which are the key character elements. The pre-1940s dwellings together with the State and Local Heritage Places, scattered throughout the Policy Area, simply provide reference points for the scale and siting of new development. Therefore the retention of these pre-1940s dwellings is not critical to the overall character of this Policy Area. What is critical in this Policy Area is that where new

development is proposed, that it is of a complementary scale and is sited to respect the setback and development patterns of the particular locality.

Unlike all of the other Policy Areas within the Residential Character Zone, development up to two storeys is acceptable in this Policy Area, provided that the new development will have minimal impact on the established character of the locality.

Given that opportunities for land division within this Policy Area are limited, development is unlikely to result in an increase in density.

Heathpool Traditional Character Policy Area

The Heathpool Traditional Character Policy Area is located east of Portrush Road and incorporates the section of the suburb of Heathpool centred around Stafford Grove, Portrush Road, Stannington Avenue, Rothbury Avenue, Lesbury Avenue and Hanson Avenue. This Policy Area is characterised predominately by Tudor Revivals and a range of Bungalows, including a number of Gentleman's Bungalows on the western side of Stannington Avenue, set in landscaped settings on generous size allotments. .

The intent of this Policy Area is that development will continue to preserve the cohesive residential character created by the homogenous land division patterns and the large number of interwar dwellings. Single storey detached dwellings located on generous size allotments that reflect the land division patterns of the locality will continue to dominate the character of the Policy Area, with two storey development taking the form of additions in the roof space or at the rear of the dwelling.

In this Policy Area, the retention of the pre-1940s dwellings is strongly encouraged because of their grand scale. However, where new dwellings are proposed, they will need to be designed to reflect the scale of the interwar dwellings in the locality, particularly along Stannington and Rothbury Avenues.

Land division in this Policy Area will be limited, particularly along Stannington and Rothbury Avenues. Where land division is proposed, it will need to be of a size that reflects the established land division pattern in the locality and will not result in the creation of hammerhead, battleaxe or similar types of allotments. Like the majority of the other Policy Areas within the Zone, development within this Policy Area will not result in an increase in density.

Maylands Traditional Character Policy Area

The Maylands Traditional Character Policy Area encompasses a large proportion of the suburbs of Maylands and Evandale, which are characterised by a significant number of single storey pre-1940s dwellings, set predominately on generous well landscaped allotments. In particular, it is the combination of single storey double fronted detached villas and cottages comprising of sandstone, bluestone and red brick construction, built between the late 1800s through to the early 1900s, together with the bungalows and small number of single fronted attached dwellings that evoke the sense of traditional character in this Policy Area.

Whilst opportunities for land division in this Policy Area will be limited, the proposed policy framework does allow the creation of hammerhead, battleaxe or similar configuration allotments, particularly where these types of allotments support the retention of a pre 1940s dwelling.

Given the limited opportunities for land division within this Policy Area, development within this Policy Area is unlikely to result in an increase in density.

St Morris Traditional Character Policy Area

The St Morris Traditional Character Policy Area, encompasses the majority of the suburb of St Morris and incorporates both sides of Gwynne Street, Firle. It is the regularity reflected in the individual streets, as well as the strong representation of single storey dwellings built between 1915-1940 and the traditional low density nature of development that are the key character elements of this Policy Area.

In particular, the character of this Policy Area is derived from the single storey detached Bungalows, Villas, Cottages and to a lesser degree Tudors, of modest proportions, set on medium to large sized allotments.

In this Policy Area land division is proposed to only occur where it can retain the very orderly and regular subdivision patterns, setbacks and development patterns in general. Hammerhead, battleaxe or similar configuration allotments may be developed in this Policy Area, provided that the driveway handle is well landscaped.

Given the limited opportunities for land division within this Policy Area, development within this Policy Area is unlikely to result in an increase in density.

St Peters Traditional Character Policy Area

The St Peters Traditional Character Policy Area encompasses the whole of Seventh Avenue (extending from Harrow Road to Lambert Road), both sides of Eighth and Ninth Avenues that fall within the suburb of St Peters, Tenth Avenue between Harrow Road and Koolaman Street as well as the small residential pocket bounded by Torrens Street, the River Torrens Linear Park, Harrow Road and Richmond Street.

This Policy Area is characterised by the regular pattern of large allotments with consistent frontages and setbacks fronting the wide tree-lined Avenues and Streets, service lanes located along the rear boundary of the allotments along Seventh, Eighth and Ninth Avenues (in St Peters) and the consistent style of predominantly single storey detached dwellings of substantial proportions set in extensive gardens. One of the key features of this Policy Area is the significant number of dwellings which remain as examples of the City's original built form. It is these Cottages, Villas, Bungalows and Tudors, built between 1865 and 1940, that comprise a style that evokes the sense of traditional character. The high proportion of intact pre-1940s dwellings together with the uniformity in allotments sizes, setbacks and frontages makes this a unique area of character, which this Policy Area aims to preserve.

Given the limited opportunities for land division within the St Peters Traditional Character Policy Area, development within this Policy Area will not result in an increase in density.

Trinity Gardens Traditional Character Policy Area

The Trinity Gardens Traditional Character Policy Area encompasses the majority of the suburb of Trinity Gardens. Whilst single storey detached dwellings are the predominant building form in this Policy Area, it is the Bungalows, Cottages and to a lesser degree, Villas, on generous size allotments, that dominate the built character of the Policy Area. This strong representation of pre-1940s development together with the regularity reflected in the street and allotment layout and the uniform building setbacks, are the central character elements of this Policy Area.

Whilst it is recognised that over time the character within this Policy Area will evolve, there are key elements that should be protected. In particular the homogenous low scale residential character created by the predominately single storey mix of pre-1940s detached dwellings set within the very orderly grid street and allotment patterns should be protected. On this basis the policy framework for this Policy Area has been designed to encourage the retention of pre-1940s dwellings, where possible, acknowledging that their demolition is a complying form of development. Given that the regularity in the street and allotment layout is a key characteristic of this Policy Area, the proposed policy framework limits the opportunities to subdivide, particularly in the eastern portion of Policy Area around Hereford and Canterbury Avenues, which was established in the 1920s as a Model Garden suburb. In particular hammerhead, battleaxe or any other allotment of a similar configuration will not be supported in this Policy Area.

Generally, new development within this Policy Area will not result in an increase in density but rather will be in the form of one for one dwelling replacement. In limited circumstances, carefully designed semi-detached dwellings that present as a single dwelling, when viewed from the primary street frontage, may be established.

However, all new development within this Policy Area will need to maintain a single storey appearance along the primary street frontage, but may include a second storey within the roof space or at the rear of the dwelling.

Given the limited opportunities for land division within this Policy Area, development within this Policy Area is unlikely to result in an increase in density.

3.2.4.2 Residential Mixed Character Zone

The Residential Mixed Character Zone has been established to recognise the localities within the City that were originally established prior to 1940 but have since been overlaid with significant amounts of relatively recent infill development, generally at a higher density, resulting in a mixed character. Broadly speaking these are areas within the City that the desk top and on ground analysis identified as having a mixed character. With the exception of Payneham South, where the establishment of the mixed character is being encouraged through this new policy framework, the remaining three (3) Policy Areas within this Zone have a very definite mixed character, which is generally characterised by a significant mix of dwelling styles and types, inconsistency in allotment sizes and irregular land division patterns (frontages and setbacks). Notwithstanding this, the unifying theme in all the mixed character localities is the predominance of pre-1940s dwellings. It is this mix of elements that distinguishes this Zone from the other two (2) proposed residential zones (namely the Residential Character Zone and the Residential Zone).

The policy framework for this Zone has been developed to recognise the unique character that exists within this Zone and to ensure that in the localities where an intact pre-1940s character exists (for example William Street, Norwood), that this character is protected, while at the same time allowing for an increase in density in locations where there is an absence of character. Whilst the policy framework in this Zone does not completely align with the State Planning Policy Library Framework in terms of its simplicity or expression, it has been developed to recognise the unique nature of this Zone and deliver an outcome which balances both the protection of character with the opportunities for growth.

Unlike the Residential Character and Residential Zone, which have been adopted from the State Planning Policy Library, the Residential Mixed Character Zone is a new residential zone being introduced by the Council. The Council obtained agreement from the Minister for Planning to investigate and develop this additional zone, which is not recognised in the State Planning Policy Library. Whilst endorsement was obtained to investigate this Zone, it is not until the Minister approves the DPA that the Council can be confident of its adoption.

As the degree and mix of these variations may vary from one location to another, the DPA proposes the introduction of four Policy Areas within the Residential Mixed Character Zone, to reflect these variations. The four proposed zones are the Evandale/Marryatville Policy Area, the Hackney Policy Area, Norwood Policy Area and the Payneham South Policy Area. Below is an outline of each of the four proposed policy areas.

Evandale/Marryatville Policy Area

The Evandale/Marryatville Policy Area encompasses portions of the suburbs of Evandale, Payneham and Stepney, a small section of Joslin and St Peters, both of which have a direct frontage to Payneham Road, a small pocket along Nelson Street and the portion of Marryatville centred around Burwash, Clapton, Dudley and Romney Road. In this Policy Area the mixed character is derived predominantly from the variety of post 1940s housing types and styles that have been overlaid into the pre-1940s areas, generally at densities higher than the original densities. Notwithstanding this overlay of more recent development this area still represents a very dominant pre-1940s character.

In Marryatville it is the mix of contemporary single storey and two storey semi-detached dwellings, row dwellings and residential flat buildings, together with the pre-1940s single and double fronted Cottages, mainly along the southern section of Dudley Road and the Bungalows predominately along Clapton Road and Romney Road, which create the locality's mixed character.

In the sections of the suburbs of Stepney, Evandale and Payneham that fall within this Policy Area, it is the mix of architectural styles, dominated mainly by single storey Bluestone and Sandstone single and double fronted Cottages, Villas and Bungalows built between 1895 and 1940, in both spacious and intimate settings, set generally along narrow tree-lined streets, with generally open or low style front fencing combined with a range of more recent semi-detached dwellings and residential flat buildings, that create the pleasant mixed streetscape character of this Policy Area. On the north western side of Payneham Road, the mixed character is derived from the range of single storey dwellings, built around the early 1900s, located on generous size allotments, whilst on

the southern side of Payneham Road it is the mix of more contemporary generally medium density dwelling types nestled within a mix of land uses, that give it its mixed character.

The Nelson Street locality, whilst absent of any pre-1940s character has been included in this Policy Area for a number of reasons including its existing built form, which reflects in many ways other medium density development within this Policy Area, it is a logical extension of the Evandale/Marryatville Policy Area designation in the northern portion of Stepney and partly because of its location adjacent to the Residential Historic (Conservation) Zone – Stepney Policy Area. Whilst the Nelson Street locality has been designated Residential Mixed Character Zone (Evandale/Marryatville Policy Area) due to its post 1940s character, the Residential Code for New Dwellings does apply to this locality, however given its absence of pre-1940s character the proposed policy framework enables its redevelopment at a slightly higher density than would otherwise be achieved through the Residential Code.

The policy framework that is being proposed for the Evandale/Marryatville Policy Area, continues to encourage the development of mixed character. Like the Hackney and Norwood Policy Areas, in the localities where pre-1940s dwellings prevail, new dwellings will be required to reflect the existing character, particularly in terms of height, scale and density. However in localities, where there is an absence of pre-1940s character, or where the locality is in an area of strategic importance, the ability to develop a mix of dwelling types at densities higher than the existing densities has been incorporated into the policy framework. In this Policy Area the designated areas that have the potential to increase their densities include sites with a frontage to Payneham Road, Portrush Road and Nelson Street and the section of Payneham, bounded by Sewell Avenue, Victoria Street, Portrush Road and Payneham Road. In these localities the maximum building height ranges from three to four storeys, with four storeys only occurring on sites (or amalgamated sites) greater than 2000 square metres. The reason for distinguishing between areas of pre-1940s character and areas absent of pre-1940s character, is to ensure that not all of the pre-1940s dwellings, which are a fundamental component of the Policy Area's character are completely eroded.

Hackney Policy Area

The Hackney Policy Area encompasses three localities within the Residential Mixed Character Zone, the area bounded by Hackney Road, Richmond Street, Torrens Street and St Peters College and two small pockets located along North Terrace adjacent to Trinity Street. This Policy Area is characterised predominantly by a mix of pre-1940s building styles and range of dwelling sizes, which exhibit the broad era and pattern of development in this locality, and reflecting the status of the original residents.

Due to the primarily pre-1940s character and the very high concentration of State and Local Heritage Places within this Policy Area, development within this Policy Area will continue to comprise mainly of single storey dwellings along the more intimate side streets, with two storey and some three storey dwellings appearing, in localities such as Hackney Road, North Terrace and on the former Sanitarium site, where there is an absence of historic character. The intent of the policy framework is to ensure that in the side streets such as Richmond, Bertram, Oxford, Cambridge, Hatswell and Trinity, dwellings will continue to comprise of a combination of detached, semi-detached and row dwellings, set closely on small narrow fronted allotments, with more grand and spacious dwellings or groups of dwellings, located along the Hackney Road frontage.

It is anticipated that the former Sanitarium site, will provide the greatest opportunity for infill development in this Policy Area. Given the sites close proximity to the City of Adelaide and the Adelaide Parklands, the proposed policy framework within this Policy Area has been designed to enable the development of a range of medium density dwellings up to three storeys, along the eastern boundary of the site, adjacent to St Peters College, and a combination of low rise single storey and two storey detached, semi-detached and row dwellings along the Hackney Road and Cambridge Street frontages. The minimum site areas allocated to the former Sanitarium site, will ensure that a significant yield is achieved on this strategic site.

Norwood Policy Area

The Norwood Policy Area comprises a large portion of the suburb of Norwood, which is bounded by Kensington Road, Fullarton Road, Magill Road and Portrush Road and a small pocket in Kent Town located on the corner of College Road and Grenfell Street. In Norwood, the Residential

Mixed Character Zone – Norwood Policy Area proposes to replace the existing Residential Zone – Norwood Policy Area and in Kent Town it proposes to replace the Residential Zone – Kingsborough Homes Policy Area.

One of the key features of this Policy Area is the historical variation in allotment sizes, frontages and densities, which is reflected in the diverse range of pre-1940s housing styles. Whilst single and double fronted bluestone and sandstone cottages and villas, in detached and semi-detached configurations, are the predominant architectural style within this Policy Area, the scattering of bungalows also plays a significant role in contributing to its unique character. This variation in development patterns is a representation of the localities main era of development and is reflected throughout the wide tree lined streets, namely Osmond Terrace, Beulah Road, Sydenham Road, William, Charles, Elizabeth, Edward, George and Queen Streets, which are complemented by the narrow more intimate streets such as Margaret, Cairns and Rosemont.

The biggest challenge in establishing a policy framework for Norwood has been the need to balance the protection of the existing pre-1940s character with opportunities for infill development. It is well recognised that in Norwood, the existing policy framework has not been able to deliver this balance, with the focus leaning more towards infill development, which on occasion has resulted in development that is not respectful of the surrounding character. For this reason the proposed policy framework for this Policy Area has been designed to clearly distinguish between areas where there is a predominance of pre-1940s dwellings and areas where there is an absence of character.

In the localities where there is a predominance of pre-1940s dwellings, the retention of these original dwellings is being strongly encouraged. However, with the exception of State and Local Heritage Places, it is recognised that the demolition of these pre-1940s dwellings is complying, which means that regardless of the desired outcome, in instances where it is not economically viable, or desired by the owner to retain the dwelling, these pre-1940s dwellings will be able to be demolished and replaced. For this reason the proposed policy framework has been created to ensure that any replacement buildings, in areas where there is a high concentration of pre-1940s dwellings, are designed to exhibit design excellence and incorporate, without replicating, elements of the traditional character in terms of roof forms, visible articulation and detailing. The policy framework requires that all additions to pre-1940s dwellings be located to the side or rear of the dwellings, to ensure that the dwellings contribution to the streetscape is not compromised. Most importantly in these localities additions to pre-1940s dwellings, as well as new dwellings will need to maintain a single storey appearance along the primary street frontage.

Whilst dwelling stock is a significant component of character there are also a number of other factors that make a significant contribution to character of this Policy Area, the most significant of these are allotment sizes, allotment frontages and setbacks. However, in an area like Norwood where the variation can be quite significant it is almost impossible to set a minimum quantitative figure for each of these character elements. For this reason the Council has selected to introduce both qualitative and quantitative provisions for each of these elements to provide guidance as to where land division is or is not possible. The Principles of Development Control proposed for each of these elements are as follows:

Site Area - *In localities where heritage places and/or pre-1940s dwellings prevail, the site area per dwelling should be consistent with that of the surrounding heritage places and/or pre-1940s dwellings. In all other localities the minimum site area per dwelling should not be less than that shown in the following table:*

Designated Area	Site Area (square metres)
<i>North of The Parade, east of Osmond Terrace, south of Magill Road and west of Portrush Road.</i>	<i>250 (where the site has a frontage to Portrush Road) 300 (for all other sites)</i>
<i>North of The Parade, east of Fullarton Road, south of Magill Road and west of Osmond Terrace</i>	<i>250 (where the site has a frontage to Sheldon Street) 180 (for all other sites)</i>
<i>South of The Parade, west of Portrush Road, north of Kensington Road and east of Fullarton Road.</i>	<i>250</i>

The table referred to in the Provision above outlines the minimum site area for different types of dwellings, for different areas of Norwood.

Frontage – A dwelling site should have a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Frontage (metres)
<i>Detached Dwelling</i>	<i>12</i>
<i>Semi-detached Dwelling</i>	<i>8</i>
<i>Row Dwelling</i>	<i>6</i>
<i>Group Dwelling</i>	<i>18 (total development site frontage)</i>

A frontage less than that specified in the above table may be considered in circumstances where:

- (a) *the site frontage of the adjoining properties is less; or*
- (b) *the site is in a locality with no prevailing pre-1940s character.*

Front and Side Setbacks - *The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a Heritage Place, Contributory Item and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage a distance equal to or greater than, the alignment of the main face of the adjacent dwellings. Where a site is between two heritage places and/ or pre-1940s dwellings, the greater of the two set-backs should be applied.*

By limiting opportunities for land division in these pre-1940s character areas, there is a likelihood that more pre-1940s dwellings may be retained. However, where new dwellings are proposed they will generally be of a height, scale and density that complements the adjacent heritage places and pre-1940s dwellings.

In order to balance the protection of existing character with opportunities for densification the proposed policy framework has been designed to provide policy guidance for the localities where the character has evolved and a more contemporary character is evident. In these localities new

development will be encouraged to exhibit innovative and contemporary design forms and will be able to deliver a density that is slightly higher than the original density, to reflect the locational advantage of Norwood, in terms of its access to the City of Adelaide, The Parade and Magill Road. In these localities development will generally be two storeys in height, with the exception of Kensington Road, where development may be up to three storeys in height. Unlike the policy framework proposed for the localities, which have a predominance of pre-1940s dwellings, the policy framework for these areas has been designed with a quantitative focus, providing both minimum site areas that range from 180 to 300 square metres and minimum frontages based on the type of dwelling. (Refer to table and Principles of Development Control outlined above).

It is envisaged that through this very defined policy framework the Norwood Policy Area will be able to continue to maintain a mix of low to medium density residential development, which complements and supports the physical and cultural heritage of Norwood, while at the same time provides housing opportunities that take advantage of its proximity to The Parade, Magill Road and the City of Adelaide.

In particular, the proposed policy framework continues to recognise Osmond Terrace as a prominent residential boulevard running through the centre of this Policy Area. The eastern side of Osmond Terrace, will retain its single storey traditional character, dominated by pre-1940s dwellings of a generous scale, set within spacious well landscaped gardens, while the policy framework for the western side of Osmond Terrace, allows for the continuous redevelopment of grand two storey dwellings set on more compact allotments.

Included also within this Policy Area, is a small pocket within Kent Town located on the corner of College Road and Grenfell Street. Whilst a nursing home currently occupies this site, it is in a locality surrounded by a mixed character and mix of land uses. Due to its locational context and its redevelopment potential it has been included within the Norwood Policy Area. However, unlike most of the Norwood Policy Area, this area is subject to the Residential Code, which if applied could result in a density much lower than the existing density. Notwithstanding its Residential Code designation, it is very unlikely that any redevelopment on this site would be Residential Code complying given that the proposed policy framework, allows the delivery of a density equal to or greater than the existing density. It is the view of the Council that this is one area where Residential Code applicability should be reviewed, given that the Residential Code has the potential to undermine the objectives of the policy framework.

Payneham South Policy Area

The Payneham South Policy Area is located within the boundaries of Marian Road, Arthur Street, Second Avenue, Pam Street, Luhrs Road, Gage Street, Coorara Avenue and Portrush Road. This low density residential area, is currently characterised by a predominant single storey mix of dwelling styles, including a number of Bungalows, Villas and Cottages built mainly between 1900-1940. In recent years this Policy Area has experienced varying degrees of redevelopment, ranging from one for one dwelling replacement through to the replacement of one dwelling with a mix of group dwellings and residential flat buildings, which has given it the early stages of a mixed character. The purpose of designating this area within the Residential Mixed Character Zone is to encourage the manifestation of a more obvious mixed character, which will see the regular pattern of large allotments subdivided to accommodate a greater range of allotment sizes, housing forms, dwelling styles and densities.

The proposed policy framework has been designed to ensure that whilst the retention of single detached dwellings set on large spacious allotments will continue to be a viable option in this Policy Area, as individual sites become available, greater consideration is also given to making more efficient use of the large parcels of land by replacing existing low density dwellings with a combination of single storey and two storey detached, semi-detached, row and group dwellings set on more compact allotments. This range of housing options will not only deliver a mixed character it will also help to deliver more affordable housing options. This means that on some sites there will be limited infill, while on other sites there will be varying degrees of infill development.

3.2.4.3 Residential Zone

The Residential Zone, which has been based on the State Planning Policy Library – Residential Zone module, has been allocated to the areas of the Council which were mainly developed after 1950 and contain a predominant post 1950s – 1980s single storey building stock. Whilst, the existing character of these areas is predominately low density derived from a dominance of single detached dwellings set on spacious allotments, it does contain some more recent infill development, mainly in the form of detached, semi-detached and group dwellings. However the percentage of this development is fairly low.

The intent of this Zone is to encourage contemporary and prominent development that will change the character of the area without compromising the amenity. It is the Policy Areas within this Zone that will provide the greatest opportunities within the residential areas of Norwood Payneham & St Peters to increase densities and deliver a proportion of the dwelling yield targets specified in the State Government's *30 Year Plan for Greater Adelaide*. The main increases in density will generally be concentrated around strategic sites such as the Firlie, Glynde and Marden Centres, the Adelaide Caravan Park site, the River Street Regeneration site, at Marden and along sections of the River Torrens Linear Park. The Senior's Housing Policy Area, is also likely to deliver additional yields, albeit for a targeted market. In this Zone in particular, the range of allotment sizes, particularly the smaller allotments should encourage the delivery of more affordable housing options.

The three key attributes of the Residential Zone are its capacity to accommodate additional dwelling densities, evolving housing needs and to serve as a canvas for good urban design based on contemporary themes. For this reason it is envisaged that the housing stock within this Zone will undergo a significant level of renovation and replacement.

Adelaide Caravan Park Policy Area

The Adelaide Caravan Park Policy Area is located on the banks of the River Torrens Linear Park, bounded to the north by the River Torrens Linear Park, Richmond Street to the south and the Old Mill Reserve and Twelftree Reserve to the west and east, respectively.

The Policy Area currently accommodates the Adelaide Caravan Park, which provides a range of tourist accommodation uses, including cabins, caravans and associated facilities. In the short term, it is anticipated that the Adelaide Caravan Park will continue to provide an opportunity for short term accommodation in close proximity to the Adelaide Central Business District. Notwithstanding its existing use, in the longer term it is envisaged that this site will provide an excellent opportunity for medium to high density infill development.

In December 2007, the Minister for Urban Development and Planning released the Residential Parks and Caravan and Tourist Parks Ministerial Development Plan Amendment for consultation, with the purpose of rezoning the Adelaide Caravan Park at Richmond Street, Hackney from Residential 2 (St Peters) Zone to Caravan and Tourist Park Zone. The purpose of the rezoning to Caravan and Tourist Park Zone was to recognise the distinctive role of the Caravan Park, which is an area entirely or predominately used by tourists for short-term stays, with only a minority (if any) of the park dedicated to long-term accommodation. In addition to the rezoning, City Wide policies were also introduced under the heading of Residential Parks and Caravan and Tourist Parks, to guide a new location, design and development of caravan and tourist parks.

In December 2008, the Minister for Urban Development and Planning approved the Development Plan Amendment which rezoned the Adelaide Caravan Park. However, following the Minister's approval the Environment, Resources and Development Committee of Parliament considered the Development Plan Amendment, which is a requirement under the *Development Act 1993*, and recommended that the zoning of the Adelaide Caravan Park site, at Hackney, revert back to its former Residential 2 (St Peters) Zone. In response, on 29 October 2009, the Minister for Urban Development and Planning, gazetted the change.

Given that the site is currently zoned Residential 2 (St Peters) it has been reviewed as part of this DPA, the Residential Development (Zones and Policy Areas) DPA. Under the proposed policy framework future redevelopment of the site will provide an opportunity to further enhance the high

quality urban environment of Hackney by providing a range of dwelling sizes and types, including a component of affordable housing. Should the site be redeveloped, it is envisaged that through the proposed policy framework, new development will comprise of medium to high density residential development in the form of four to six storey residential apartment buildings, in the core of the site and along the western boundary adjacent to the Old Mill Reserve. The proposed policy requires that the Richmond Street and Twelftree Reserve perimeters of the site consist of a combination of low rise two storey residential apartments, semi-detached dwellings and row dwellings, increasing to three storeys along the River Torrens Linear Park frontage, to ensure that the development integrates well with both the historic character of Hackney and College Park and does not dominate the view from the River Torrens Linear Park.

Based on the proposed policy framework outlined in the Adelaide Caravan Park Policy Area, this Policy Area has the capacity to accommodate approximately **139** additional dwellings.

Contemporary Character Policy Area

The Contemporary Character Policy Area encompasses a large proportion of the residential areas in the suburbs of Felixstow, Firl, Glynde, Marden and Payneham and a small portion of the suburb of Royston Park. It comprises those areas characterised predominantly by post 1950s low density single storey detached dwellings located on large conventional allotments. To date, with the exception of some small pockets, infill development has only had a minor impact on the character and original subdivision patterns of this Policy Area. However, given the size of the existing allotments combined with the Policy Area's inner middle ring suburban location and in particular, its locational advantage in terms of access to community, commercial and public transport services and facilities, it is envisaged that this Policy Area will over time experience a significant degree of redevelopment. Whilst detached dwellings will continue to be the most prominent form of housing in this Policy Area, the proposed policy framework does allow for a range of other housing types including semi-detached, row and group dwellings provided that the pleasant and peaceful low rise and low scale suburban character is maintained. Given the minimum site areas required and market demand, it is envisaged that most of the development in this Policy Area will be one for one or two for one replacement dwelling developments.

Retaining an affordable housing component continues to be an important objective of this Policy Area. For this reason the proposed policy framework does encourage site amalgamation which makes more efficient use of the land and creates opportunities for a more co-ordinated housing development. In particular, in parts of Felixstow where there is a concentration of public housing stock, a co-ordinated approach to redevelopment will help to deliver densities higher than the current densities, while at the same time delivering an affordable housing component.

Of the eight (8) policy areas proposed in the Residential Zone, the Contemporary Character Policy Area will experience the least densification even though it may see a significant amount of redevelopment. This is mainly due to the extent of the Policy Area. The policy framework for this Policy Area, whilst allowing land division and consequently a slight increase in density, has been designed to maintain a low density and low rise (up to two storeys) residential character. Notwithstanding this, given the extent of the Contemporary Character Policy Area, it will deliver a large proportion of the Council's target yields.

Based on the proposed policy framework outlined in the Contemporary Character Policy Area, this Policy Area has the capacity to accommodate approximately **775** additional dwellings.

Dr Kent's Paddock Policy Area

There is no policy change proposed for the Dr Kent's Paddock Policy Area, through this DPA, the Residential Development (Zones and Policy Areas) DPA. The reason for this is that it is one of the key strategic growth sites identified in the draft Kent Town and The Parade Strategic Growth Development Plan Amendment, which the Council endorsed for public consultation in November 2011 but is still awaiting Ministerial approval before it can be released. The draft Kent Town and The Parade Strategic Growth DPA, proposes that this site will be re-zoned from Residential Zone to Urban Corridor Zone. However, given the timing of the two Development Plan Amendments, and given that the site sits within an existing residential zone, namely the Residential Zone, it has

been necessary to include this site as part of the Residential Development (Zones and Policy Areas) DPA. The interim measure being proposed as part of this DPA (Residential Development (Zones and Policy Areas) DPA), is a policy neutral approach, given that there are significant policy changes proposed through the Kent Town and The Parade Strategic Growth DPA. Should the Kent Town and The Parade Strategic Growth DPA be progressed and consolidated into the Norwood, Payneham and St Peters (City) Development Plan, the Residential Zone (Dr Kent's Paddock Policy Area) proposed as part of this DPA, will simply be replaced by the Urban Corridor Zone (Boulevard Policy Area). Given that this DPA does not propose any policy change, dwelling yield projections were not calculated, however the dwelling yield capacity for the Policy Area has been taken into consideration as part of the Kent Town and The Parade Strategic Growth DPA.

Glynde/Firle Medium Density Policy Area

The Glynde/Firle Medium Density Policy Area has been allocated to two separate locations within the Residential Zone, a portion of the residential area surrounding the Firle Shopping Centre and a portion of the residential area surrounding the Glynde District Centre, both locations are predominantly characterised by single storey detached dwellings, with some semi-detached dwellings, group dwellings and residential flat buildings scattered throughout them. Both of these locations have been identified as prime locations for medium density development mainly because of their proximity to centres and public transport, with Adey Reserve contributing to the locational attractiveness of Firle.

Densification within this Policy Area is proposed to occur through the replacement of the existing low density single storey detached dwellings with a range of low rise medium density dwellings, primarily in the form of detached, semi-detached, row and group dwellings and residential flat buildings. Building heights within the Policy Area will range from single storey through to three storeys in selected locations. Significant consideration has been given to development sited adjacent to lower density residential areas, with specific principles of development control included, to ensure that an appropriate height transition is achieved between the development within this Policy Area and the low rise lower density residential development in the adjacent Policy Areas, to minimise any visual impact on the adjacent residential areas.

Whilst detached dwellings are a desired land use within this Policy Area, in order to ensure that the desired gross dwelling density of between 22 and 45 dwellings per hectare is achieved (which translates to a net density of between 32 and 67 dwellings per hectare), detached dwellings have been allocated a maximum site area of 320 square metres. By setting a maximum of 320 square metres for detached dwellings, the Council can be confident that even with the inclusion of this built form the minimum net density of 32 dwellings per hectare will be achieved. Setting the maximum site area higher or adopting the common practice of a minimum site area would not discourage one for one dwelling replacement – and therefore not achieve the desired objective of densification near activity centres and public transport corridors.

The proposed policy framework for the Glynde/Firle Medium Density Policy Area is estimated to deliver **211** additional dwellings over the next 30 years.

Marden Medium Density Policy Area

The Marden Medium Density Policy Area encompasses a significant area around the Marden Shopping Centre with Lower Portrush Road bisecting this Policy Area. Included within this Policy Area are three additional little pockets, one with a frontage to Payneham Road, one with a frontage to Pollock Avenue and one with a frontage to Broad Street. The smaller pockets have been included in this Policy Area for a number of reasons including their existing built form, proximity to the Marden Centre and access to public transport.

Similarly to the Glynde/Firle Medium Density Policy Area, this Policy Area has been designated as a medium density policy area mainly because of its locational advantage in terms of access to a range of shopping, community and recreational facilities as well as public transport services/routes along Portrush Road, Payneham Road and the O-Bahn Busway. However, due to its proximity to the City of Adelaide and the existing presence of a range of dwelling types, including medium density dwellings up to three storeys, generally in the form of residential flat buildings, this Policy Area has been allocated a higher dwelling density than the Glynde/Firle Medium Density Policy Area.

Within the Marden Medium Density Policy Area medium density development will need to achieve a gross density of between 27 and 45 dwellings per hectare (which translates to a net residential density of between 40 and 67 dwellings per hectare), while high density development will be required to achieve a density of greater than 45 dwellings per hectare (which equates to a net dwelling density of higher than 67 dwellings per hectare). The only way to achieve these yields will be through the attraction of a more intensely developed built form, which can comprise of detached, semi-detached, row dwellings, group dwellings and residential flat buildings. Other residential land uses such as student, aged care accommodation and affordable housing are also strongly encouraged in this Policy Area to assist in delivering an overall mix of residential activity. For this reason a maximum site area of 250 square metres has been set for detached and semi-detached dwellings, with a minimum and average site area set for row dwellings and group and residential flat buildings respectively. The minimum site areas have been set at a level that will achieve both a pleasant living environment and an increase in dwelling yields close to a strategic location well serviced by public transport.

Similarly to the Glynde/Firle Medium Density Policy Area, the Council has selected to nominate a maximum site area for detached and semi-detached dwellings in preference to eliminating them from the list of desired land uses. Setting a maximum site area at 250 square metres, means that the designated minimum net dwelling density of 40 dwellings per hectare is still achievable even through the development of detached and semi-detached dwellings.

A minimum building height of two storeys through to a maximum building height of four storeys has been allocated to the Policy Area, with four storeys only permitted on sites, or amalgamated sites, greater than 2000 square metres. Whilst a higher density is being encouraged in this Policy Area the policy framework does address the issue of development adjacent to lower density residential areas and the adjacent Residential Historic (Conservation) Zone. In particular it specifies that development in these locations needs to be sited and designed to ensure that an appropriate height transition is achieved between the higher level development within this Policy Area and established low rise lower density residential development in the adjacent Policy Areas.

The proposed policy framework is estimated to deliver **187** additional dwellings within the Marden Medium Density Policy Area over the next 30 years.

River Street Regeneration Policy Area

The River Street Regeneration Policy Area is allocated to the area adjacent to the River Torrens Linear Park, bounded to the east by Lower Portrush Road and River Street, Battams Road to the south and the River Torrens Linear Park to the west and north. Included within this Policy Area is the Glenbrook Close Estate, the Housing SA River Street, Marden site, which comprises mainly of ageing medium density public housing, and the northern side of Battams Road, which forms an interface between the character areas of Royston Park and the regeneration sites.

The reason for designating this location as the River Street Regeneration Policy Area is in recognition of the Housing SA River Street, Marden site, which is a regeneration site that will see ageing medium density public housing stock replaced with a contemporary form of medium to high density housing. Initial concept plans, prepared by Housing SA, estimate a dwelling density of approximately 70 dwellings per hectare for the site, which will result in a density that is higher than the current density. However given that the Policy Area encompasses an area much larger than the Housing SA regeneration site, the minimum residential density has been set at 60 dwellings per hectare, with the Battams Road frontage allocated a minimum net residential density of 25 dwellings per hectare. The reason for the variation in density is due to the proximity of Battams Road to a character area and its ability to act as a transition area between this higher density Policy Area and the adjacent lower density Policy Area.

The desired urban form of this Policy Area is a mix of low to medium rise buildings, semi-detached and row dwellings, with some detached dwellings located along Battams Road, to cater for a wide variety of household needs. The policy framework proposed for this Policy Area will allow development in the core of the River Street Housing SA site to range from four to five storeys, with three to five storeys along the boundary of the River Torrens Linear Park and two storeys along the River Street boundary and the Battams Road interface. The variations in height will provide a smooth transition between the character and scale of the development in this Policy Area and the

adjoining residential zones and policy areas. Development within the Glenbrook Close Estate has been limited to three storeys, because of the scale and nature of the existing development, however if a coordinated redevelopment of the estate was proposed, development of up to four storeys could be considered, as there is adequate separation from the surrounding lower density residential areas.

The proposed policy framework is estimated to deliver **255** additional dwellings within the River Street Regeneration Policy Area over the next 30 years. It is anticipated that the majority of this yield will occur on the Housing SA sites along River Street, Marden.

River Torrens Linear Park Medium Density Policy Area

The River Torrens Linear Park Medium Density Policy Area has been established to encompass the parts of the suburbs of St Peters, Joslin, Royston Park, Marden and Felixstow which generally have a contemporary built form character and are located in close proximity to the River Torrens Linear Park, and the associated reserves located along the Linear Park. Low density single storey detached dwellings on generous size allotments, currently characterise this Policy Area. However due to the locational advantage of this Policy Area, in terms of its access to this significant open space corridor, it has been designated as a medium density policy area, to enable more people to live in close proximity to this open space asset.

The new medium density urban form being introduced through this policy framework encourages a mix of detached, semi-detached, row and group dwellings on more compact allotments, with some residential flat buildings developed on larger sites, such as the Fogolar Furlan site.

In addition to the introduction of smaller minimum site areas this Policy Area also establishes a minimum height of two storeys ranging up to three storeys, with four storeys on sites greater than 2400 square metres. The introduction of a minimum height should result in dwellings with a smaller footprint, and consequently enable more dwellings to be accommodated close to this strategic asset. Given the close proximity of this Policy Area to lower density residential areas, in order to ensure that the amenity of the surrounding residential areas is not compromised, the Principles of Development Control require heights to be tapered down along the boundary of lower density residential zones and policy areas to provide a transition.

Whilst the proposed policy framework does support site amalgamation, so that larger development sites can be assembled to deliver co-ordinated medium density dwellings, it is recognised that the majority of the sites within this Policy Area are in single ownership, which implies that the majority of the redevelopment within this Policy Area will more than likely, be site specific as the individual sites become available. Notwithstanding this, the ability to build to four storeys is available on sites, or amalgamated sites, greater than 2400 square metres, which provides an incentive for sites to be amalgamated.

Given that some of the sites within this Policy Area have direct access to the River Torrens Linear Park, or an associated private open space reserve, the following Principle of Development Control has been included to provide some flexibility in the amount of private open space that may be required for each dwelling.

- 10** *The minimum private open space requirement may be reduced where one or more of the following applies:*
- (a) *the development is located directly adjacent to:*
 - (i) *the River Torrens Linear Park;*
 - (ii) *a public open space reserve; or*
 - (iii) *a public road which is adjacent to the River Torrens Linear Park or a public open space reserve; or*
 - (b) *it forms part of a development that is on a site or an amalgamated site greater than 2400 square metres in area that includes communal open space.*

Included within this Policy Area is the former Highways Department Car Park Site at Holton Court, Joslin, which is current vacant. Due to its existing residential zoning and the conditions of the Council's agreed Statement of Intent, this site has been reviewed as part of this DPA (Residential Development (Zones and Policy Areas) DPA). However, conversion back to open space is still considered to be the most appropriate use for the land, given the site's historical use and its strategic location, within the River Torrens Linear Park. The proposed Residential Zone does not preclude the inclusion of this site into the River Torrens Linear Park, nor does it preclude the site's redevelopment for other land uses, particularly residential. Regardless of the future use of this site, remediation will need to be completed before the site can be redeveloped, which is a major constraint of this site. In order to ensure the site's viability, the Desired Character Statement does highlight the possibility of the site being used as a low intensity storage facility, provided that it is centrally located on the capped surface and it is screened appropriately, so that it is not visible from the River Torrens Linear Park.

The proposed policy framework is estimated to deliver **162** additional dwellings within the River Torrens Linear Park Medium Density Policy Area over the next 30 years.

Senior's Housing Policy Area

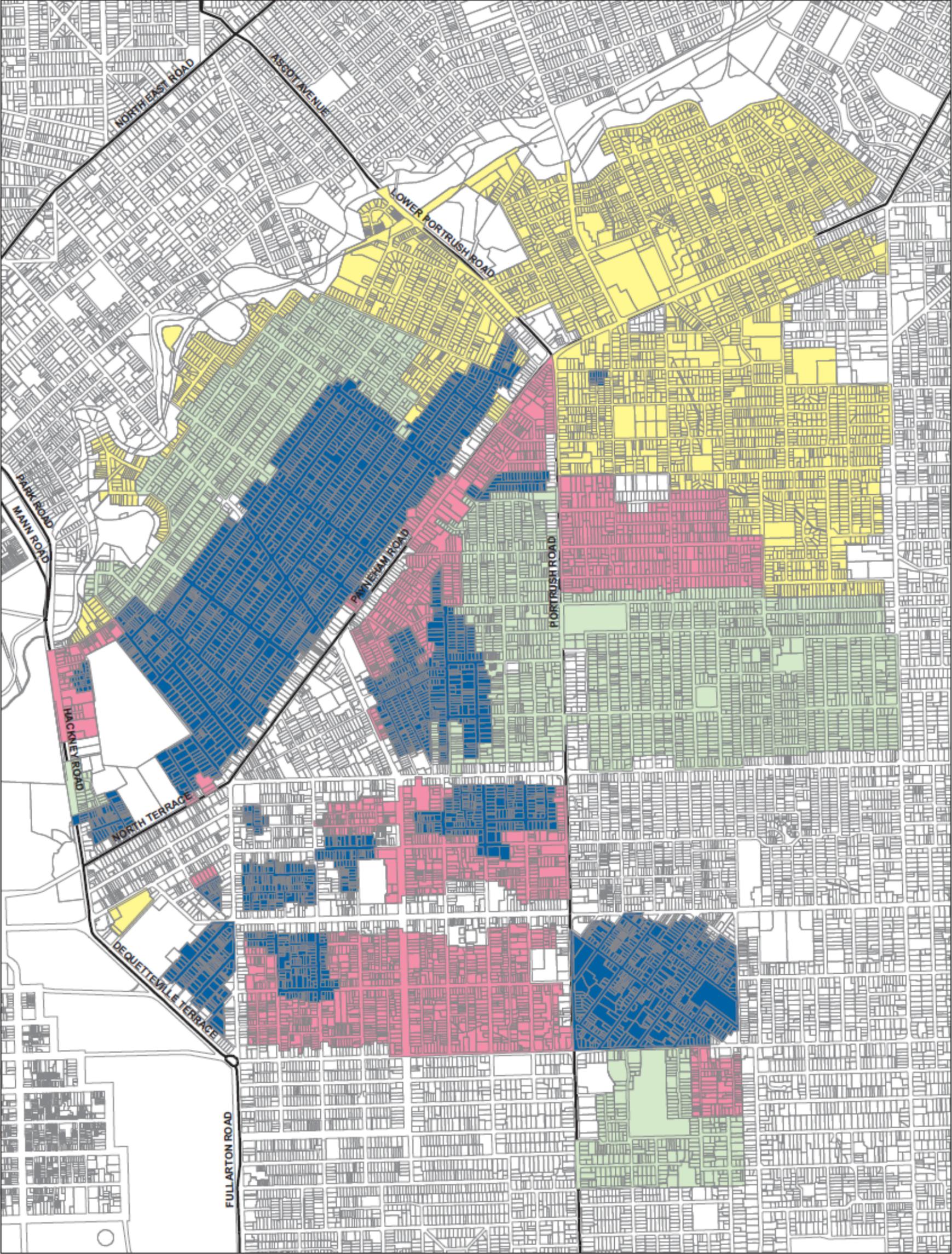
The Senior's Housing Policy Area is located on the edge of the suburbs of Payneham and Glynde and incorporates the Lutheran Homes Retirement and Aged Care Complex and The Glynde Lodge located on Davis Road, Glynde. The reason for the creation of this specific policy area is that these two facilities cover a significant area of Payneham and Glynde, with the Lutheran Homes Retirement and Aged Care complex, in particular, being very substantial in its scale and comprising an array of different design responses, which reflect the changing demand for these types of facilities over the last few decades.

Over the next 30 years the redevelopment of the housing stock within this Policy Area is likely to occur for a number of reasons, including that a large percentage of the housing stock within this Policy Area has reached its 'used by date' and that the market is now demanding a different type of product. One of the biggest challenges facing retirement villages, as the baby boomers begin to retire and age, is the change in the range of demands for facilities. Larger rooms, with access to swimming pools and gymnasiums, energy efficient housing design, home offices, wiring for the internet and multi-media entertainment systems, and enough space for guests, friends and relatives to stay are just some of the requirements that are being demanded by the retirement village occupants. The challenge therefore is how to incorporate more mixed tenure arrangements into retirement village developments. The proposed policy framework has recognised this challenge and the changing demands by providing a greater range of housing options and the ability to densify this type of development in this Policy Area. The proposed policy framework will enable the redevelopment of these facilities and will allow for both an increase in density and the delivery of a more up-to-date product.

Through the Residential Development (City Wide Policy) Development Plan Amendment, which was consolidated into the Norwood, Payneham and St Peters (City) Development Plan in August 2011, the Council established a strong policy framework that recognises supported accommodation and housing for seniors and provides clear direction for its development. Whilst the establishment of these types of developments is supported in most of the residential policy areas being reviewed as part of this DPA, the Senior's Housing Policy Area has been allocated around areas containing a large concentration of aged care facilities.

The Senior's Housing Policy Area has the capacity, under the proposed policy framework, to deliver up to **496** additional dwellings, over the next 30 years. This is based on the assumption that the dwelling yield will be doubled through redevelopment.

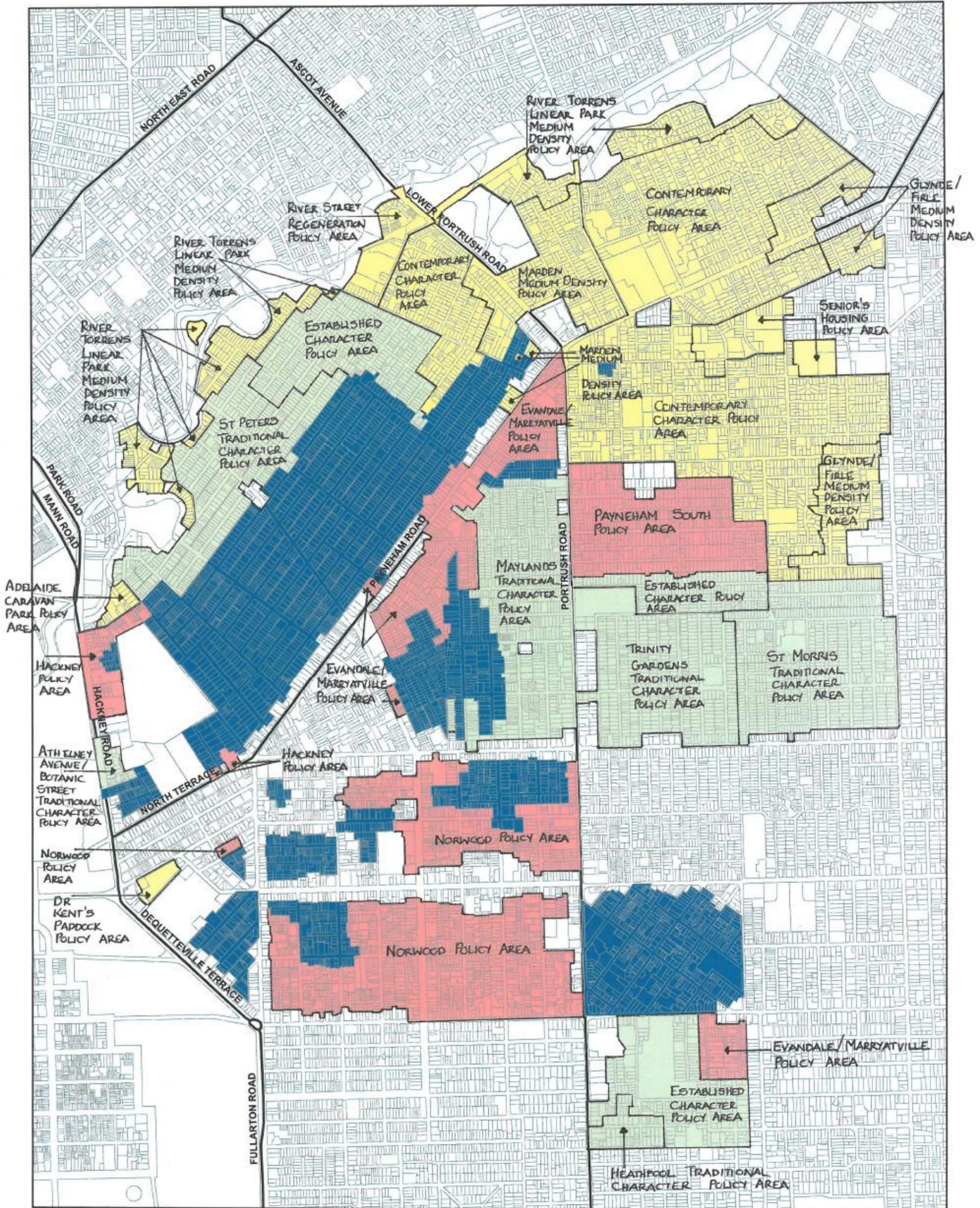
MAP 4: PROPOSED RESIDENTIAL ZONES



- | | |
|--|--|
| Existing Residential Zone | Proposed Residential Zones |
| Residential Historic (Conservation) | Residential Character |
| | Residential Mixed Character |
| | Residential |

CITY OF NORWOOD PAYNEHAM & ST PETERS
Residential Development
(Zones and Policy Areas) DPA
Proposed Residential Zones

MAP 5: PROPOSED RESIDENTIAL POLICY AREAS



- | | |
|---|---|
| Existing Residential Zone | Proposed Residential Zones |
| Residential Historic (Conservation) | Residential Character |
| | Residential Mixed Character |
| | Residential |

CITY OF NORWOOD PAYNEHAM & ST PETERS
Residential Development
(Zones and Policy Areas) DPA
Proposed Policy Areas

As previously discussed, in order to ensure that this distribution of character and development potential throughout the Council area would still deliver on the targets specified in the *30 Year Plan for Greater Adelaide* a dwelling yield analysis was undertaken by the Department of Planning, Transport and Infrastructure. Whilst this yield analysis only focussed on the development potential in the proposed Residential Zone and its associated Policy Areas, it did highlight that the Residential Zone will deliver the majority of the target dwelling yields in the City of Norwood Payneham & St Peters, with an estimated total of 2225 additional dwellings expected to be accommodated within the boundaries of the proposed Residential Zone. A detailed explanation of the methodology and projected distribution of the estimated additional dwellings is provided in Section 3.2.1.

3.2.4.4 Residential Development Outside of Residential Zones

As previously stated the intent of this DPA is not to change the spread of land uses across the City. Its role is simply to review the existing residential policy framework and establish a policy framework that is both robust and responsive to the contemporary trends in development.

Residential policies do however, exist as a current component of a number of other existing non-residential zones, namely:

- District Centre (Norwood) Zone
- Neighbourhood Centre Zone
- Local Centre (Norwood) Zone
- Business Zone
- Mixed Use A Zone
- Mixed Use B Zone
- Educational Zone
- Recreational Zone

In particular the traditional and valuable commercial land uses within Kent Town and Norwood are under pressure from a variety of medium to high density residential developments. Residential development is usually geared to short term capital gain which fuels this conversion in land use. Given its significance, this issue has been addressed to some degree in the Residential Development (City Wide Policy) DPA and this DPA, the Residential Development (Zones and Policy Areas) DPA and in more detail in the Kent Town and The Parade Strategic Growth Development Plan Amendment, which is proposing to introduce policy that does not allow residential development on the ground floor of buildings. This will ensure that any proposed residential development does not compromise the primary intent of the non-residential zone. In particular, the Residential Development (City Wide Policy) DPA introduced generic policies that recognise the importance of protecting existing industrial and commercial land uses, while at the same time ensuring that adjacent residential developments do not have a lower standard of amenity. Through the various policy changes, the Council is attempting to balance the longer term benefits of maintaining productive business in the area without the option of gradually eroding a viable land use close to the City through the introduction of residential development.

Because of the specialised nature of these zones, there are virtually no changes to the type, zone coverage, or the delineation of policy areas proposed through this DPA. The only exceptions are a change to the Light Industry Zone allowing residential development in Stepney (only), a boundary change to the Local Commercial Zone and some policy inclusion, mainly in the form of Principles of Development Control, or amendments to some of the Desired Character Statements, Principles of Development Control and/or the Complying and Non-Complying lists in the District Centre (Norwood) Zone, Business Zone, Mixed Use A and Mixed Use B Zones, Community Zone and the Educational Zone. The review of these Zones and Policy Areas has generally involved ensuring that residential development is sufficiently addressed to ensure that it does not undermine the primary purpose of the Zone. Unfortunately, existing policies in some of these Zones are not clear. Some of the Zones that contemplate residential development, do so through a single principle of development control specifying a minimum average site of 120 square metres per dwelling, but offer no further guidance on the quantity, type or impact of residential development within these zones. In other Zones, the opportunity for residential development is simply recognised through

the absence of that land use in the non-complying list. This policy framework leads to uncertainty. Whilst this DPA introduces some minor amendments to some of these non-residential zones, it is the Council's intention to address these issue through a number of other Development Plan Amendments, including the Kent Town and The Parade Strategic Growth Development Plan Amendment, which proposes significant densification in parts of Kent Town and The Parade, while still protecting the primary use of these localities.

Finally, while the protection of industrial uses from the encroachment of more sensitive land uses (eg residential) is the common practice in industrial zones, the Light Industry Zone in Stepney (west of Nelson Street) is somewhat of an exception. Unlike the other Light Industry Zones in the Council area, and light industry zones in general, which are predominantly occupied by industrial use, the Light Industry Zone in the 'Stepney triangle' is dominated by commercial use, some residential development and a scattering of industrial land uses. Given this area's patterns of development, it is likely that in the future the Council will consider reviewing the zoning with the intent of establishing a mixed use zone. Undertaking such a zoning change will align with the strategic direction outlined in the *30 Year Plan for Greater Adelaide* and the subsequent draft Inner Rim Structure Plan, both of which identify this area as a potential location for increased residential densities. As an interim measure, residential development within the Stepney portion of the Light Industry Zone has been excluded from the Light Industry Zone. Therefore enabling its merit based assessment. However, given that a review of zoning is anticipated in the future, further policy amendments have not been proposed. The Amendment Instructions Table outlines all of the proposed changes to the non-residential zones.

3.2.6 South Australian Planning Policy Library

The Residential Development Statement of Intent indicated that the Better Development Plans (BDP) Policy Library, now referred to as the South Australian Planning Policy Library (SAPPL), would be used to guide proposed amendments to Development Plans. Given that it is now a mandatory requirement of the State Government that the Library is used in the review of all Development Plan Amendment, the Council has used the SAPPL to inform the proposed Zones and Policy Areas policy framework outlined in the draft Residential Development (Zones and Policy Areas) Development Plan Amendment. The Council has chosen to adopt the Residential Character Zone and Residential Zone modules together with a number of other policies from the most updated version of the BDP Policy Library (Version 6) in its draft Development Plan Amendment:

The South Australian Planning Policy Library was initiated by the State Government with the objective of helping to improve the State's planning and development assessment system by establishing a new structure for Development Plans that is more uniform, concise and up-to-date. In particular, the intent of the SAPPL's is to:

- increase clarity, understanding and consistency in Development Plans;
- introduce a more efficient means of managing plan amendment processes;
- develop stronger linkages between the Planning Strategy and Development Plans;
- create a system that allows a greater focus on policy; and
- promote statements of desired character as a means of informing policy direction.

For more information about the South Australian Planning Policy Library, a link to the website can be found at www.sa.gov.au/planning/planningpolicies.

More specifically the Residential Character Zone and the Residential Zone Modules were used as the basis for two out of the three proposed zones, ie the Residential Character Zone and the Residential Zone. While the Residential Development (Zones and Policy Areas) DPA does not insert these two modules directly into the Development Plan, it does incorporate a large number of the Objectives and Principles of Development Control. The omission or modification of specific Objectives and Principles of Development Control, is generally due to specific issues already being addressed in the City Wide section of the Development Plan, for example the minimum requirement for private open space.

To ensure that the Council's unique local circumstances are appropriately reflected within the Development Plan, the two policy modules have been supplemented with local additions. In addition the Council has introduced a new zone the Residential Mixed Character Zone, to address the unique character of specific locations, such as Norwood. Whilst it is recognised that one of the objectives of the Planning Reforms introduced by the State Government, is to reduce the total number of zones contained in the Development Plans of local government areas, in order to promote a higher degree of consistency between Development Plans across the State, it has also been recognised that there is no suitable module within the existing SAPPL that could address the unique character of areas such as Norwood, which demand the protection of character whilst at the same time allowing the opportunity for infill development at slightly higher densities.

In the development of both the proposed Residential Mixed Character Zone and the local additions that have been incorporated into the Residential Character Zone and the Residential Zone, the Council has made every attempt to ensure that these additions complement and add value to the core policy outlined in the SAPPL modules. Where local additions have been required they have been drafted with reference to the South Australian Planning Policy Library and in accordance with the South Australian Planning Policy Library Guiding Principles. Whilst every attempt has been made to align the zones to the SAPPL, modification, particularly in relation to format has been required to ensure that the policy framework also aligns with the Council's existing Development Plan.

4. Recommended Policy Changes

The Residential Development (Zones and Policy Areas) Development Plan Amendment proposes to introduce a robust policy framework comprising of both qualitative and quantitative provisions, which have been drafted to balance the unique character of the specific localities with opportunities for growth. This DPA is the final step towards establishing a sound residential policy framework which is able to balance the protection of heritage places, Historic (Conservation) Zones and residential character with the redevelopment of appropriately located higher density development. For the City of Norwood Payneham & St Peters the challenge is primarily about being responsive to a full range of needs while minimising the risk of losing those things that are important in maintaining a sense of community, identity and pride of place.

More specifically, the Residential Development (Zones and Policy Areas) DPA proposes to introduce a new set of Residential Zones and Policy Areas that incorporate detailed Desired Character Statements and a comprehensive range of policies that are based on best practice principles. The unique character features that distinguish local areas, are reflected in the designation of three (3) Zones and individual policy areas that sit within each of the residential zones. In addition to identifying the unique character of particular locations, the investigations undertaken by the Council also identify specific locations for more intense development and redevelopment opportunities throughout the Council area, while ensuring that character issues are addressed within the local context. This DPA plays a significant role in the establishment of a robust residential policy framework that can address the demands of contemporary development.

Following is a list of the recommended policy changes to the Norwood, Payneham and St Peters (City) Development Plan based on the investigations of this DPA, the Residential Development (Zones and Policy Areas) Development Plan Amendment:

- The introduction of three (3) new Residential Zones, the Residential Character Zone, Residential Mixed Character Zone and the Residential Zone to replace the seven (7) existing Residential Zones and associated Policy Areas within the Norwood, Payneham and St Peters (City) Development Plan - namely the Residential Zone and all six (6) of the Zone's Policy Areas, Residential 1 Zone, Residential 2 (St Peters) Zone, Residential 2 (Payneham) Zone, Residential 2A Zone, Residential 3 Zone and the Residential 3N Zone. The main objective of these three (3) new Residential Zones and associated Policy Areas is to clearly distinguish

between areas where the existing character should be protected, areas where a level of character change will be carefully managed and areas where a new character, generally at higher densities, is encouraged.

- The introduction of a Desired Character Statement (relevant to each individual Zone) in each of the three (3) proposed Zones, more specific quantitative and qualitative Objectives and Principles of Development Control (relevant to each individual Zone) and complying and non-complying lists.
- The introduction of a total of nineteen (19) Policy Areas that sit beneath the three (3) proposed residential zones with tailored policy detail outlining the types of developments that are appropriate, minimum site areas, minimum primary street frontages, minimum setbacks (front, side and rear), appropriate heights, and maximum site coverage. Included also within each of the proposed policy areas is a Desired Character Statement, relevant to the Policy Area. The nineteen (19) Policy Areas are distributed as follows:
 - In the **Residential Character Zone** the following seven (7) Policy Areas are proposed: Athelney Avenue/Botanic Street Traditional Character Policy Area, Established Character Policy Area, Heathpool Traditional Character Policy Area, Maylands Traditional Character Policy Area, St Morris Traditional Character Policy Area, St Peters Traditional Character Policy Area and Trinity Gardens Traditional Character Policy Area;
 - In the **Residential Mixed Character Zone** the following four (4) Policy Areas are proposed: Evandale/Marryatville Policy Area, Hackney Policy Area, Norwood Policy Area and Payneham South Policy Area;
 - In the **Residential Zone** the following eight (8) Policy Areas are proposed: Adelaide Caravan Park Policy Area, Contemporary Character Policy Area, Dr Kent's Paddock Policy Area, Glynde/Firle Medium Density Policy Area, Marden Medium Density Policy Area, River Street Regeneration Policy Area, River Torrens Linear Park Medium Density Policy Area and the Senior's Housing Policy Area.
- The inclusion of a concept plan within the proposed Adelaide Caravan Park Policy Area to guide any future redevelopment.
- Minor amendment to some of the non-residential zones (ie District Centre (Norwood) Zone, Business Zone, Mixed Use A and B Zones, Light Industry Zone and Educational Zone) to ensure that the policy framework in those policy areas adequately addresses the appropriateness of residential development in those Zones. This notion is supported in the Council's *City Plan 2030* and the *30 Year Plan for Greater Adelaide*. Initially, it was anticipated that this review would be more comprehensive, however given the recent work undertaken on the Kent Town and The Parade Strategic Growth DPA and the possibility that the Minister for Planning may direct the Council to undertake a subsequent strategic growth Development Plan Amendment, to deliver the targets of the *30 Year Plan*, the extent of the work included as part of this DPA has been minimised.
- The rezoning of the eight (8) allotments located within the Light Industry Zone, adjacent to the Residential Historic (Conservation) Zone on the south-western corner of Clifton Street and Phillis Street, Maylands, from Light Industry to Residential Character Zone, to reflect their existing residential land use.
- The adjustment of the Local Commercial Zone boundary located on the north-western corner of Magill Road and Portrush Road, to reflect the cadastre boundary.

Tables

- The removal of all forms of residential development from the complying development tables (existing Tables NPSP/1 and NPSP/2). In areas where the Residential Code for New Dwellings applies, the Residential Code will replace these tables as the guide to complying development. Where the Residential Code for New Dwellings does not apply, development applications will simply be assessed as merit applications. Additions in all residential zones will continue to be subject to the Residential Code.

Maps and Figures

- The investigations process has also involved a review of all relevant maps within the Development Plan. The DPA has also provided the opportunity to correct errors and anomalies within the existing Figures in the Development Plan. More specifically the DPA proposes:
 - The replacement of all of the Zone and Policy Areas maps within the Norwood, Payneham and St Peters (City) Development Plan, with a new set of Zone and Policy Area maps to reflect the proposed Zone and Policy Area boundaries.
 - Amendments to six (6) of the Figures (namely Figure Her/5, Her/11, Her/16, Her/17, Her/22 and Her/23) to address errors and anomalies.

Procedural Assessment Amendments

Procedural matters (ie complying development, non-complying development and categories of notification) are referred to at the zone level and are based on quantitative (measurable) criteria. The relevant SAPPL modules have been used as the starting point in each of the three (3) Zones, with some additions/amendments where necessary to reflect the Council's local circumstances.

- **Complying Development** – With the exception of the two (2) proposed complying forms of development listed below, which are existing in all of the zones within the Norwood, Payneham and St Peters (City) Development Plan, the Council has selected to restrict the complying forms of development to those prescribed in Schedule 4 of the *Development Regulations 2008*.
 - 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** – In respect to the types of developments listed as non-complying in each of the three (3) zones, the standard lists included in the SAPPL Residential Character and the Residential Zone Modules were used as the basis for the non-complying development lists in all three (3) zones, so that a greater degree of consistency and relevance can be achieved. Wherever deemed necessary, local variations and additions have been incorporated by transferring certain types of land uses into the new non-complying lists as Local Additions.
- **Public Notification** - The draft DPA proposes to retain the public notification categories for all forms of development that are presented in Schedule 9 of the *Development Regulations 2008*, with the exception of those specified below, where the Council is proposing to reduce the category of notification, which will consequently result in a less onerous public notification process for these specific forms of development.

- **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)

5. Consistency with the Residential Code

The Residential Code was introduced in 2009 to make planning and building approvals for home construction and renovation, simpler, faster and cheaper. It was established through Schedule 4 of the *Development Regulations 2008* and sets a policy benchmark for:

- carport, verandah, pergola, garage and other minor structures;
- single storey additions; and
- detached and semi-detached dwellings in designated areas.

The introduction of the Residential Code for new detached and semi-detached dwellings and dwelling additions, coupled with the expansion of exempt forms of development and building rules consent only status for minor residential matters, represented substantial changes to the *Development Act 1993* and *Development Regulations 2008* and the way that residential development is assessed. In late May 2012, the Minister for Planning introduced a revised version of the Residential Code, taking into consideration feedback from Councils, the development industry and the public. The revised Residential Code comes into operation on the 1 August 2012.

Whilst the Residential Code for Additions applies to all residential development, other than additions to dwellings within an Historic (Conservation) Zones and Heritage Places, the Residential Code for New Dwellings is only applicable in designated areas. These designated areas were identified by the Minister and were established by notice in the Government Gazette. The www.sa.gov.au web site contains a link to maps showing designated areas. For more information about the Residential Code refer to the [Streamlined assessment processes and they apply benchmark](#) webpage.

In the designated areas where the Residential Code for New Dwellings applies (reflected generally in this DPA by the proposed Residential Zone), the Principles of Development Control in both the Zone and the relevant Policy Areas have been drafted to align with the Residential Code. In some instances the quantitative design standards set in the DPA are less restrictive than those specified by the Residential Code. For example in the Contemporary Character Policy Area, within the proposed Residential Zone, the Council is proposing that whilst each individual boundary wall cannot exceed 8 metres in length, the combined total length of all walls along the boundary should not exceed 50 per cent of the length of boundary (excluding the front setback), which allows a larger percentage of wall length on the side boundary (albeit in components) than what is specified in the Residential Code, therefore resulting in more flexibility.

Whilst the zoning boundaries have to a large degree been allocated to align with the boundaries of the Residential Code for New Dwellings, the detailed investigations undertaken as part of this DPA have resulted in some boundary inconsistencies, ie. some Residential Code areas being designated within the Residential Character Zone or the Residential Mixed Character Zone.

Conversely there are also areas that had previously, through the Residential Neighbourhood Character Analysis, been identified as character areas, which are now proposed to be located within the Residential Zone, and in some cases located within a Medium Density Policy Area.

The only area that is subject to the Residential Code for New Dwellings, which has been located within the Residential Character Zone is the proposed Established Character Policy Area located south of Devitt Avenue in Payneham South. This Policy Area whilst comprising of a small proportion of pre-1940s character, is recognised for its uniform subdivision patterns, large allotment sizes, consistent setbacks and dwellings set in more spacious garden settings. This uniformity gives this Policy Area a unique character status (hence its designation as an Established Policy Area rather than a Traditional Character Policy Area). The Established Character Policy Area, does not contradict the Residential Code, the proposed zoning will still allow two (2) storey detached and semi-detached dwellings. Whilst the Council has recognised its valued elements and has zoned it accordingly, the Council does not intend to question the application of the Residential Code for New Dwellings in this Policy Area. In all designated Residential Code areas, the Residential Code will always override the policies in the Development Plan, where an application meets the requirements of the Code.

Given that the Established Character Policy Area allows a density equal to, the density achieved through the Residential Code, this areas designation as a Character Zone is not considered a problem. The only real implication for this area (and ultimately all areas where the Residential Code for new dwellings applies), is that as a result of recent changes to the Residential Code, in areas where the Development Plan prescribes different minimum site areas and minimum frontage requirements for detached and semi-detached dwellings, the lesser site area and frontage will be considered, under the Residential Code, as the applicable minimum for both detached and semi-detached dwellings. Whilst this does not have an implication for the Residential Code, it does have the potential to conflict with the desired outcomes envisaged in the Development Plan for the specific Policy Areas.

Similarly in the pockets that are subject to the Residential Code for New Dwellings and are now being proposed to be located within the Residential Mixed Character Zone, the Residential Code for New Dwellings will continue to apply and will override the Development Plan, where a Development Application meets the requirements of the Code. The areas that fall into this category are a small portion on the south eastern side of the proposed Payneham South Policy Area, the section along Nelson Street, Stepney, which is proposed to be located in the Evandale/Marryatville Policy Area, two small pockets in the north western portion of Norwood and a small section of Kent Town, all of which are proposed to be located in the Norwood Policy Area. The proposed policy framework for all of these areas provides significant development opportunities and in no way undermines the Residential Code. The Norwood, Kent Town and Nelson Street areas in particular have the potential to deliver dwelling yields of a significant density. Whilst the Council does not intend to question its application in these localities, it does recognise that in some locations the application of Code could potentially undermine the intent of the Zone and relevant Policy Area in terms of yield delivery.

Since the introduction of the Residential Code in March 2009, the complying tables in the Development Plan have become superfluous, particularly in the areas where the Residential Code for New dwellings applies. Therefore, through this DPA the Council is proposing to delete all of the residential land uses from the existing Complying Development Tables (Tables NPSP/1 and NPSP/2) and rely on the Residential Code to assess complying forms of development, including additions. In instances where a development application does not meet the criteria of the Residential Code it will be assessed on its individual merits against the provisions in the Development Plan. In the areas that fall within the proposed Residential Character Zone and the Residential Mixed Character Zone, where the Residential Code for new dwellings does not apply, all development applications for new dwellings will be assessed as merit based applications. Deleting the residential land uses from these two tables does not affect the application of the Residential Code - it simply takes away an additional layer, thereby reducing the confusion and simplifying the process.

Of the eight (8) proposed Policy Areas within the Residential Zone, seven (7) encourage a higher density through a range of dwelling types, than would otherwise be achieved through the application of the Residential Code. Notwithstanding this, with the exception of some small

pockets in the proposed River Torrens Linear Medium Density Park Policy Area and a small section of the proposed Contemporary Character Policy Area in Royston Park, all of the proposed Policy Areas within the Residential Zone are subject to the Residential Code. The implication of this is that the delivery of higher dwelling yields may be compromised due to legislation constraints applied by the Residential Code. Whilst the application of the Code in the proposed Contemporary Character Policy Area is unlikely to have any major implications in terms of yield delivery, its continued application in the proposed medium to high density Policy Areas has the potential to compromise the Council's ability to meet the targets of the 30 Year Plan. In particular the Adelaide Caravan Park Policy Area, the Marden Medium Density Policy Area, Dr Kent's Paddock Policy Area and the River Street Regeneration Policy Area, which are targeting a significant increase in density, could see the on ground delivery of a character and density that is very different to the one that is desired.

To a lesser degree the Glynde/Firle Medium Density Policy Area, River Torrens Linear Park Medium Density Policy Area and the Senior's Housing Policy Area could also suffer a significant loss in development potential and consequently dwelling yield potential as a result of the Residential Code application. On this basis it would be beneficial, given the Council's strategic approach to defining growth areas, that the designation of the Residential Code areas be reviewed, with a view to modifying its designation in some localities, to ensure that the City of Norwood Payneham & St Peters is able to deliver on the targets set out within the *30 Year Plan for Greater Adelaide*.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of Council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in the Appendices of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 21 June 2007. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in Section 3 of this document.

6.3 Accords with other parts of the Development Plan

The Residential Development (Zones and Policy Areas) DPA establishes a comprehensive, consistent and up-to-date suite of policies for all of the residentially zoned areas throughout the City of Norwood Payneham & St Peters. The more generic policies that will apply in the assessment of development applications were introduced through the Residential Development (City Wide Policy) DPA, which was consolidated into the Development Plan on 18 August 2011.

More specifically, this DPA proposes to replace all of the existing Residential Zones and Policy Areas with a new set of Residential Zones and Policy Areas, which are based partly on selected South Australian Planning Policy Library Modules. A new set of Zone and Policy Area Maps, a

Concept Plan and relevant local additions are also being introduced as part of this DPA. Details of the changes made are available in the Attachments in the Amendment Instructions section.

The policies proposed in this DPA are consistent with the format, content and structure of the Norwood, Payneham and St Peters (City) Development Plan.

6.4 Complements the policies in the Development Plans for adjoining areas

The City of Norwood Payneham & St Peters shares boundaries with the City of Adelaide to the west, the City of Burnside to the south and east, the Campbelltown City Council to the upper east, and the Corporation of the Town of Walkerville and the City of Port Adelaide Enfield to the north.

This DPA takes into account the policies within the following adjacent Councils' Development Plans, namely:

- City of Adelaide
- City of Burnside
- Campbelltown City Council
- The Corporation of the Town of Walkerville
- City of Port Adelaide Enfield

In preparing this Development Plan Amendment, regard has been given to both the type of development that currently exists in adjoining Council areas, as well as to the zoning and policy area provisions that apply to adjacent land.

While the Development Plan policies of these adjoining Councils differ significantly, their effect on the City of Norwood Payneham & St Peters is limited. In the case of the City of Adelaide, the City of Port Adelaide Enfield and the Town of Walkerville, the Adelaide Parklands and the River Torrens Linear Park act as significant buffers between these Councils and the City of Norwood Payneham & St Peters.

In contrast, the built form linkage with the Cities of Burnside and Campbelltown occurs very directly, within the width of a road or a street, and across the rear boundary of properties. In these situations it has been necessary to more critically assess the proposed policy framework against the existing policies within the Development Plans of these Councils. The compatibility of the proposed zoning against the existing policies of the Burnside and Campbelltown Development Plans have been closely examined and addressed where necessary to ensure consistency with the broader planning issues that cross Local Government Area boundaries.

The Campbelltown City Council, the Corporation of the Town of Walkerville and the City of Port Adelaide Enfield have all adopted a BDP format Development Plan, none of the other adjoining Councils have adopted the BDP Planning Policy Library and format in its entirety.

Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas.

All of the adjoining Councils will be provided with an opportunity to comment on the draft Development Plan Amendment during the consultation period.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in Section 2.3.7 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the Public Meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- City of Norwood Payneham & St Peters, ***CityPlan 2030 Shaping Our Future***.
- City of Norwood Payneham & St Peters, ***Draft Development Plan Review (Section 30)***, 2008.
- Department of Planning and Local Government, ***30-Year Plan for Greater, Adelaide A Volume of the South Australian Planning Strategy***, Government of South Australia, February 2010
- Department of Planning and Local Government, ***Mixed Use Medium Rise Development Analysis***, August 2010
- Department of Planning and Local Government, ***South Australian Planning Policy Library - Version 6***, Government of South Australia, 2011.
- Government of South Australia, ***Draft Inner Metro Rim Structure Plan***, September 2011
- Government of South Australia, ***Housing Plan for South Australia***, March 2005
- Government of South Australia, ***South Australia's Strategic Plan 2011***
- Government of South Australia, ***Strategic Infrastructure Plan for South Australia 2010***, Discussions Paper, September 2010
- Government of South Australia, ***Understanding Residential Densities: A Pictorial Handbook of Adelaide Examples***, November 2010
- Hassell Pty Ltd, ***City of Norwood Payneham & St Peters, Residential Strategic Directions***, 2003.
- Planning SA, ***Good Residential Design SA***, Government of South Australia, September 1999.
- Tonkin Consulting, ***First to Fifth Creeks Floodplain Mapping Study***, July 2007.
- Urban and Regional Planning Solutions + Alistair Tutte, ***City of Norwood Payneham & St Peters, Spatial Development Framework***, April 2004.

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT THE RESIDENTIAL DEVELOPMENT (ZONES AND POLICY AREAS) DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I, Mario Barone, as Chief Executive Officer of the City of Norwood Payneham & St Peters, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Norwood Payneham & St Peters and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

Keke Michalos, Senior Strategic Projects Officer
Carlos Buzzetti, General Manager, Urban Planning & Environment

DATED this 15th day of November 2012


Mario Barone, FPIA
Chief Executive Officer

Appendices

Appendix A - Assessment of the Planning Strategy

Appendix B – Draft Inner Metro Rim Structure Plan – Sector Plans

Appendix A - Assessment of the Planning Strategy

The 30 Year Plan for Greater Adelaide DPA Response (2010)

New transit corridors, growth areas, transit-orientated developments and activity centres

Policy reference	DPA Response
1. <i>Plan for population growth of 560,000 people over 30 years and accommodate this growth through the delivery of 258,000 additional dwellings to be constructed over the life of the Plan.</i>	The proposed policy change supports an increase in residential densities around key centres and in strategic locations such as the River Torrens Linear Park.
2. <i>Locate the majority of Greater Adelaide's urban growth within existing built-up areas through increases in density in strategic locations.</i>	<p>The DPA balances the potential for additional development whilst ensuring the character and amenity is maintained. The proposed policy amendment will provide additional opportunities for a range of dwelling types in selected locations to accommodate the needs of the population.</p> <p>More specifically, the DPA investigations have considered the following:</p> <ul style="list-style-type: none"> • The identification of areas where: <ul style="list-style-type: none"> - the protection of the existing character is desired; - some changes to the existing character that may be appropriate but should be carefully managed; - a new character should be actively encouraged and carefully managed; - locations, such as the Adelaide Caravan Park and locations around activity centres, that may provide opportunities for different housing options and higher densities; and - residential development outside of residential zones that are appropriate and provide additional opportunities for different housing options.
3. <i>Concentrate new growth within metropolitan Adelaide in transit corridors, transit-oriented developments and activity centres so that the urban character of the majority of neighbourhoods remains largely unchanged.</i>	The City of Norwood Payneham & St Peters contains four District Activity Centres and numerous Local and Neighbourhood Activity Centres. The Council's strategic investigations have considered these Activity Centres as an important contextual layer in considering issues regarding densification, built form and land use mix.

The investigations for the DPA have taken into consideration the key transport corridors and their

links with major activity centres in determining the desirability of increasing residential densities in strategic locations throughout the Council area.

The proposed policy framework presented in this DPA addresses the design and siting of residential development to ensure that the existing streetscapes are well protected and in areas where a change in character is desired, the streetscapes deliver the desired change. The Residential Development (City Wide Policy) DPA introduced a significant number of Principles of Development Control that addressed urban design issues, including the design and siting of residential development in high traffic locations to ensure safety and amenity issues are considered.

By encouraging the majority of mid to high density urban growth to be located within specific locations, the character of existing residential neighbourhoods will remain largely unchanged.

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| <p>7. <i>Ensure that the bulk of new residential development in Greater Adelaide is low- to medium-rise development (including detached dwellings) and confine high-rise developments to the 14 identified transit-oriented developments.</i></p> | <p>The draft DPA only targets specific locations throughout the Council for higher density development, thus ensuring that the majority of the Council Area is maintained for low to medium density development.</p> <p>The protection and enhancement of the established character of identified areas, with a particular emphasis on streetscapes and the public realm, will help to support the City of Norwood Payneham & St Peters, as a popular cultural tourist destination and a desirable place to live.</p> |
| <p>14. <i>Concentrate higher densities and medium-rise development around mixed-use activity centres and railway, tram and bus stations.</i></p> | <p>The draft DPA encourages medium rise development opportunities within localities which are well served by public transport, activity centres and major open space facilities. The Council through the draft Kent Town and The Parade Strategic Growth DPA has also identified other locations in non-residential zones for higher density residential development.</p> |
| <p>15. <i>Ensure that there is an effective transition between higher densities and medium-rise development (near shops and stations) and existing low-rise detached housing.</i></p> | <p>The policy framework contained in the draft DPA requires that an appropriate built form transition is provided adjacent to lower density residential zone boundaries so that the amenity of residents is not compromised.</p> |
| <p>30. <i>Develop higher-density residential developments within and adjacent to activity centres.</i></p> | <p>The draft DPA will target specific development opportunities around the Marden, Glynde and Firlie Activity Centres, the River Torrens Linear Park, including the Housing SA site along River Street, Marden and the Adelaide Caravan Park site.</p> |
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Urban Design

Policy reference	DPA Response
<p>4 <i>Protect and strengthen the identity of agreed character areas by enhancing the valued elements of the existing streetscape.</i></p>	<p>The proposed policy framework further supports the Council's commitment to protect and enhance places, areas and items of heritage and cultural value, by ensuring that new residential development has regard to its proximity to State and Local Heritage Places and Historic (Conservation) Zones as well as items of cultural significance.</p> <p>Where character buildings contribute to the streetscape, the draft policy framework encourages the retention of buildings and facades, with new development being located on sites and in areas where there is an absence of character.</p>

Communities and Social Inclusion

Policy reference	DPA Response
<p>1 <i>Plan for population growth of 560,000 people over 30 years</i></p>	<p>The Residential Development (Zones and Policy Areas) DPA has identified specific locations that will support the increase in residential densities and therefore contribute to the planned population increase. In addition, the draft Kent Town and The Parade Strategic Growth DPA will support increasing residential densities in specific locations in Kent Town and Norwood and therefore contribute to the planned population increase.</p>
<p>5 <i>Plan for the projected increase in the number and proportion of elderly people and respond to their preference to remain living in their existing community.</i></p>	<p>The draft DPA recognises the increase in Housing for Seniors and addresses that in each of the proposed zones. In addition, the DPA introduces a Senior's Housing Policy Area within the Residential Zone that will accommodate the changing needs of the elderly by allowing an increase in density and a greater variety of dwelling types and forms.</p>
<p>10 <i>Ensure that urban renewal activity focuses on place making and building stronger communities</i></p>	<p>The policy framework will have a focus on creating areas which support active street frontages and a sense of place particularly in locations that are adjacent to public open space.</p>

Housing mix, affordability and competitiveness

Policy reference	DPA Response
3 <i>Integrate a mixture of competitive housing styles, types, sizes and densities into the wider housing market, including medium density, low-rise and attached dwellings</i>	<p>A key objective of the Council's strategic investigations has been to examine the housing needs and preferences of people across the Council area. Areas around centres and where a broad range of community facilities are available, and have been identified as areas which may be able to accommodate a variety of housing options.</p> <p>The draft DPA encourages a range of housing types including affordable housing in the three (3) proposed zones.</p>
4 <i>Ensure Structure Plans and Development Plans reflect the definitions of low-medium- and high density housing and the definitions of low-medium-(or mid-) and high-rise development.</i>	The DPA incorporates this terminology in the proposed Policy framework.
5 <i>Increase the total share of smaller housing, particularly around transport interchanges and collocated with services such as health and retail</i>	The draft DPA encourages a range of housing types including smaller housing types and affordable housing in areas close to activity centres and the River Torrens Linear Park.
6 <i>Ensure Structure Plans and Development Plans provide for new retirement housing and residential aged care facilities, and protect and allow for appropriate redevelopment of such existing facilities. This will increase the opportunities for older people to remain living in and connected to their communities as their needs for support increase.</i>	The draft DPA recognises the increase in Housing for Seniors and addresses that in each of the proposed zones. In addition, the DPA introduces a Senior's Housing Policy Area within the Residential Zone that will accommodate the changing needs of the elderly by allowing an increase in density and a greater variety of dwelling types and forms.
8 <i>Identify urban regeneration areas outside transit corridors that are suitable for redevelopment to achieve economic, social and environmental improvements.</i>	The proposed River Street Regeneration Policy Area within the Residential Zone provides such an opportunity. The mainly Housing SA owned site provides the opportunity to revitalise an area close to the River Torrens Linear Park.

Affordable Housing

Policy reference	DPA Response
1 <i>Reinforce the State Government policy that at least 15 per cent of new dwellings should meet the criteria for affordable</i>	The Residential Development (City Wide Policy) DPA introduced the first set of generic policies regarding affordable housing. This draft DPA

Policy reference	DPA Response
<i>housing (of which 5 per cent is specifically for high needs housing) in significant new developments and growth areas.</i>	proposes the introduction of specific policies encouraging affordable housing, particularly in the proposed Residential Zone.
4 <i>Provide for the integration of new affordable housing with other new dwellings in developments to avoid inappropriate concentrations of social housing</i>	The draft DPA encourages a range of dwelling types and requires that a proportion of affordable housing be provided where more than 20 dwellings are included in a development proposal.
5 <i>Ensure that the standard of affordable housing is at least consistent with other dwellings in a development, for example, in appearance, construction, materials, energy efficiency and water conservation methods</i>	The draft policies require consideration of such things as design, appearance, energy efficiency for all housing types.

Health and Wellbeing

Policy reference	DPA Response
1 <i>Design pedestrian and cycle friendly areas in growth areas and existing neighbourhoods to promote active communities</i>	The draft policy framework supports pedestrian and cycle friendly environments

New transit corridors, growth areas, transit-oriented developments and activity centres

Targets	DPA Response
A Eighty per cent of the existing metropolitan area of Adelaide will remain largely unchanged as a result of the Plan.	The proposed policy framework in the Residential Development (Zones and Policy Areas) DPA attempts to balance the protection of residential character with opportunities for growth. It does this by targeting growth in the residential areas around key centres and in strategic locations, such as the River Torrens Linear Park and the Adelaide Caravan Park, while at the same limiting the amount of infill development in areas where there is a recognised pre-1940s character.
B By the end of the Plan's 30 years, 70 per cent of all new housing in metropolitan Adelaide will be being built in established areas.	The proposed rezoning within the City of Norwood Payneham & St Peters will provide opportunities to deliver the residential yield targets set for the Council.

Targets	DPA Response
<p>C About 60 per cent of metropolitan Adelaide's (50 per cent of the Greater Adelaide region's) new housing growth will be located within 800 metres of current or extended transit corridors.</p>	<p>The majority of the proposed higher density areas are located in close proximity to public transport corridors, including the O-Bahn interchange at Klemzig, which is the only fixed line mass transport corridor in the Council area.</p>
<p>D Density of development in transit corridors will vary throughout the corridor but gross densities will increase on average from 15 to 25-35 dwellings per hectare. Net residential site densities for individual developments will be higher than the average gross density.</p>	<p>In some of the Policy Areas in the Residential Zone, a greater minimum density per hectare has been set, which will exceed this requirement, while in other Policy Areas in the Residential Zone and Residential Mixed Use Zone, the minimum site area that has been designated and the range of dwelling types that are envisaged in the Policy Area, will deliver development that's that meet and exceed this requirement.</p>

Communities and social inclusion

Targets	DPA Response
<p>A Provide for an additional 560,000 people over 30 years.</p>	<p>The proposed policy framework is estimated to deliver approximately 2225 additional dwellings within the City of Norwood, Payneham & St Peters. In addition the proposed rezoning being introduced through the draft Kent Town and The Parade Strategic Growth DPA is expected to deliver 851 additional dwellings. In total these two proposed policy frameworks will deliver 3077 additional dwellings, which is 22 dwellings above the 3050 target set by the State Government for the City of Norwood Payneham & St Peters.</p>

Housing mix, affordability and competitiveness

Targets	DPA Response
<p>A Plan for net growth of 258,000 dwellings over 30 years, or an annual average construction target of about 10,100 dwellings a year (allowing for dwellings lost due to demolition).</p>	<p>The proposed policy framework is estimated to deliver approximately 2225 additional dwellings within the City of Norwood, Payneham & St Peters. In addition the proposed rezoning being introduced through the draft Kent Town and The Parade Strategic Growth DPA is expected to deliver 851 additional dwellings. In total these two proposed policy frameworks will deliver 3077 additional dwellings, which is 22 dwellings above the 3050 target set by the State Government for the City of Norwood Payneham & St Peters.</p>

Targets	DPA Response
<p>C At least 30 per cent of new housing is available at competitive house prices (that is, at or below the median house sale price in its market) to ensure affordability.</p>	<p>Both the Residential Development (City Wide Policy) DPA and the Residential Development (Zones and Policy Areas) DPA encourage the development of affordable housing. In particular, the proposed Residential Zone, introduces specific policy requiring that developments with 20 or more dwellings should comprise of 15% affordable housing.</p> <p>In addition, the introduction of smaller allotment sizes and the ability to develop a greater range of dwelling types will assist in delivering different housing products and consequently different housing prices.</p>

Affordable housing

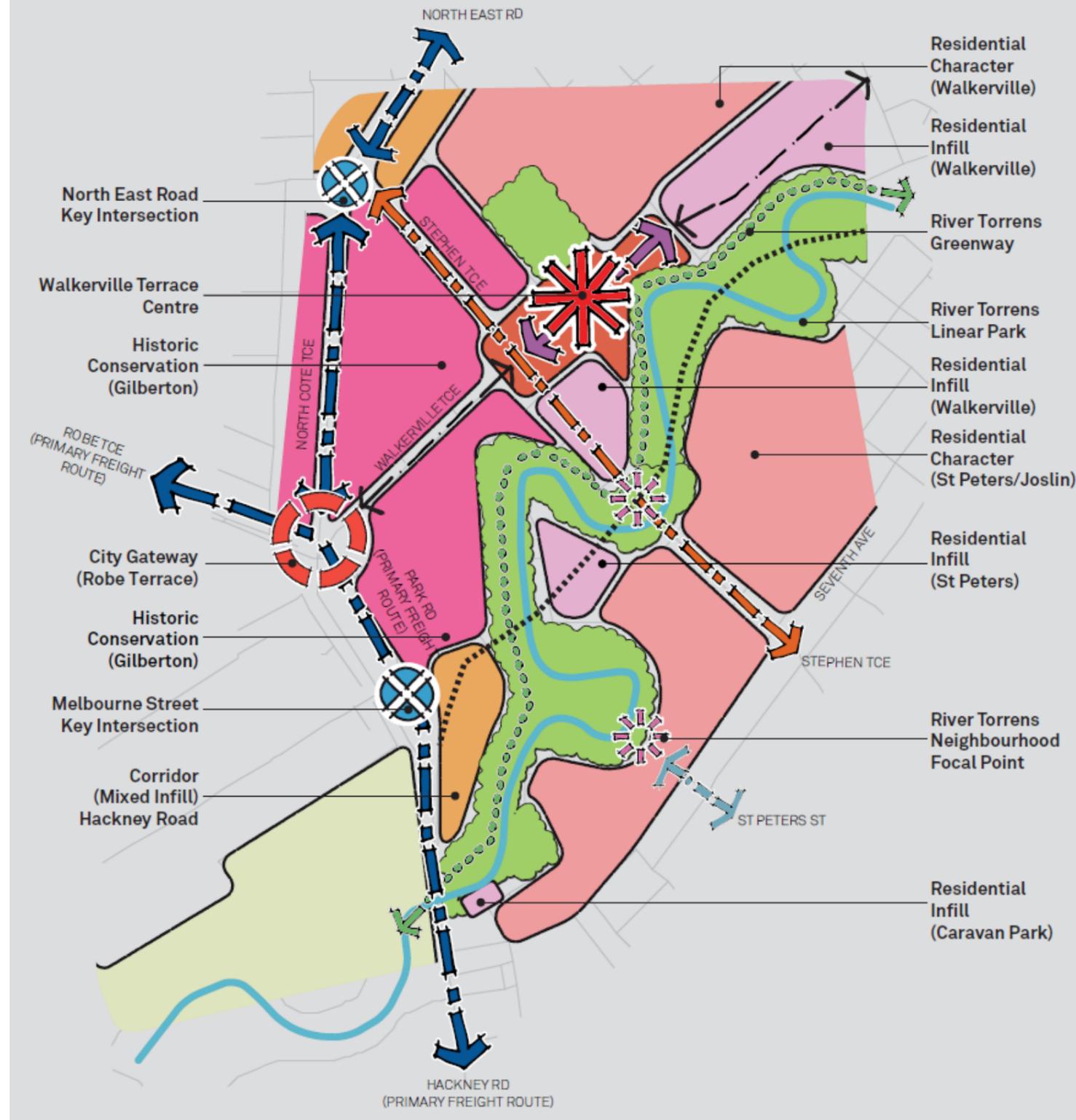
Targets	DPA Response
<p>A Provide for at least 15 per cent of housing in all new significant developments to be affordable housing, including five per cent for high-needs people.</p>	<p>Both the Residential Development (City Wide Policy) DPA and the Residential Development (Zones and Policy Areas) DPA encourage the development of affordable housing. In particular, the proposed Residential Zone, introduces specific policy requiring that developments with 20 or more dwellings should comprise of 15% affordable housing.</p>
<p>B At least 38,700 new dwellings (15 per cent of all dwelling growth) should be affordable housing (see Table D1).</p>	<p>Major redevelopments (greater than 20 dwellings) within the City of Norwood Payneham & St Peters Council, such as the proposed Housing SA redevelopment at River Street, Marden, will deliver a significant component of affordable housing.</p>

Health and wellbeing

Targets	DPA Response
<p>A Closely connect new dwellings to shops, schools, local health services and a variety of destinations within a walking range of 400 metres. Residents will have easy access to open space for physical activity and recreation.</p>	<p>The areas around the Glynde, Firle and Marden Centres have been designated medium density in order to locate more people in close proximity to shops, services and public transport.</p>
<p>B Closely connect new dwellings to local parks within walking range.</p>	<p>The area along the River Torrens Linear Park has been designated medium density to provide opportunities for more people to live close to this significant open space corridor.</p>

Appendix B – Draft Inner Metro Rim Structure Plan – Sector Plans

Sector 02 Medindie - St Peters



River Torrens Linear Park
 _ Reinforce the river corridor as an important 'Greenway' providing efficient pedestrian and cyclist movement, improved recreation and increased biodiversity linking to the city
 _ Create strong links with surrounding residential streets and achieve improved frontage to the river corridor including new 'focal points' aligned with the surrounding streets and connection with Stephen Terrace and St Peters Street 'primary local network'
 _ Extension of O-Bahn along Hackney Road



Corridor (Mixed Infill) North East Road
 _ Facilitate the redevelopment of the corridor with quality commercial and home office shop-fronts and residential above (3-6 storeys)
 _ Recognise the Nottage Terrace intersection of as a 'key intersection' with a greater concentration of activity, quality built form (5-6 storeys) and an improved public realm



Residential Infill (St Peters)
 _ Facilitate low rise (2-3 storeys) residential redevelopment that provides housing diversity in proximity to the River corridor and city
 _ Medium density residential development (2-4 storeys) is envisaged for sites directly fronting the River Torrens Linear Park
 _ Promote developments that interface sensitively with any surrounding heritage sites through lot size/height ratios and other design mechanisms



Residential Infill (Adelaide Caravan Park, Richmond Street)
 _ Consider medium to high density residential infill (4-6 storeys) with low rise (2-3 storeys) interface along the perimeters of the site including the Richmond Street frontage, the River Torrens Linear Park and the boundary between Twelfthtree Reserve

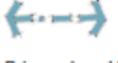


Historic Conservation

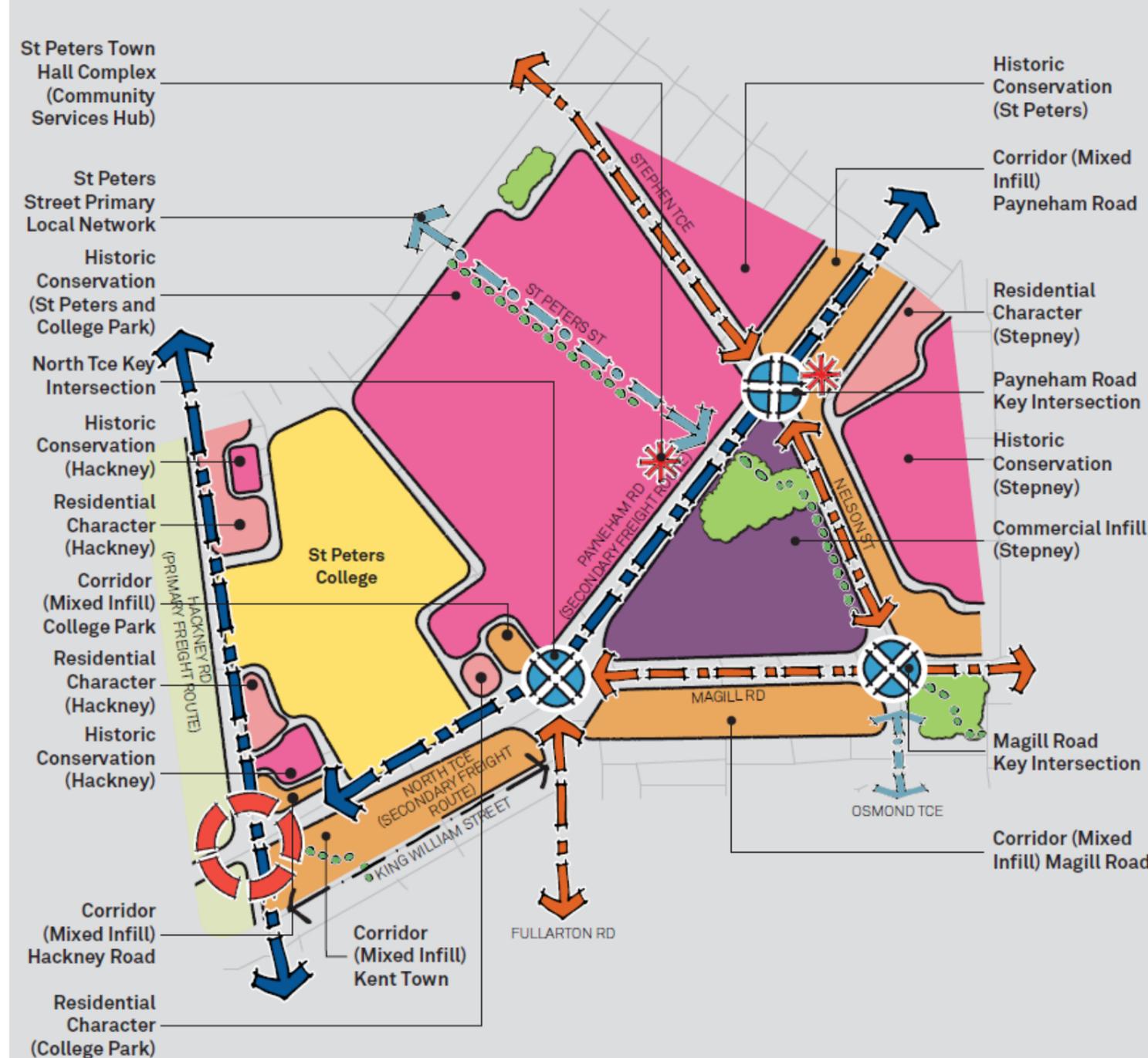


Residential Character (St Peters/Joslin)
 _ Facilitate gradual infill of non-character sites with low-rise (up to 2 storeys) residential redevelopment in close proximity to the city and the Parade 'high street'
 _ Medium density residential development (2-4 storeys) is envisaged for sites directly fronting the River Torrens Linear Park
 _ Promote developments that interface sensitively with any surrounding heritage sites through lot size/height ratios and other design mechanisms
 _ Strengthen the local streetscape character of Stephen Terrace as an identified 'primary local network'
 _ Reinforce low rise (single storey) character of residential development in Seventh Avenue and Eighth Avenue
 _ Preserve established streetscape character through appropriate building design

Definitions

 <p>Reinforce Centre _ Develop high quality pedestrian focused area as the centre of activity</p>	 <p>Gateway _ Strengthen and intensify development adjacent to gateway with high quality built form and public realm, while preserving strategic road function</p>	 <p>Key Intersection _ Strengthen and intensify development adjacent to key intersections with high quality public realm, while preserving strategic road function where relevant</p>	 <p>Residential _ Allow gradual low rise residential development</p>	 <p>Historic Conservation _ Reinforce the protection of historic building stock _ Applies to areas already zoned Historic Conservation in Development Plans</p>	 <p>Activity Centre _ Areas providing a range of retail, office, community and entertainment facilities, along with civic, commercial and recreation facilities/services. May also include mixed use activities</p>
 <p>Stops _ Encourage greater intensity and connectivity surrounding stops</p>	 <p>Urban Activity _ Create important focal points with high quality public realm, activated street level, built form and provision of community facilities</p>	 <p>Park Land Activity Point _ Promote safe and legible points of access between the Park Land and surrounding neighbourhoods for pedestrian and cycle movement</p>	 <p>Residential Infill _ Facilitate residential development to provide increased housing diversity and intensity</p>	 <p>Residential Character _ Maintain identified character areas and protect from inappropriate development</p>	 <p>Urban Node _ Area of mixed use renewal with high quality public realm and integrated with public transport</p>
 <p>Strategic Route and/or Primary/ Secondary Freight Route</p>	 <p>High Street _ Promote a pedestrian environment with a high quality streetscape, activated built form, greater integration of public transport and lower speed vehicle movement</p>	 <p>Arterial Road</p>	 <p>Commercial Infill _ Strengthen and intensify commercial development with retail/commercial frontages to main roads _ Encourage complementary mixed use development in appropriate locations</p>	 <p>Corridor (Mixed Infill) _ Areas of active street frontage with compatible mixed use</p>	 <p>Open Space (Park Lands) _ Promote greater connectivity and integration of built form to the surrounding Park Lands</p>
 <p>Primary Local Network _ Encourage local movement between neighbourhoods by greater connectivity, legibility, and amenity of the street network</p>	 <p>Greenway _ Promote safe and efficient pedestrian/ cycle movement and improved biodiversity / sustainability along multifunctional open space corridors</p>		 <p>Open Space _ Maintain and support existing open spaces</p>	 <p>Institution/Community Facility _ Area dedicated to education and general public use</p>	
 <p>Train Line</p>	 <p>Tram/O-Bahn Line</p>	 <p>Other Roads</p>			

Sector 03 St Peters - Hackney

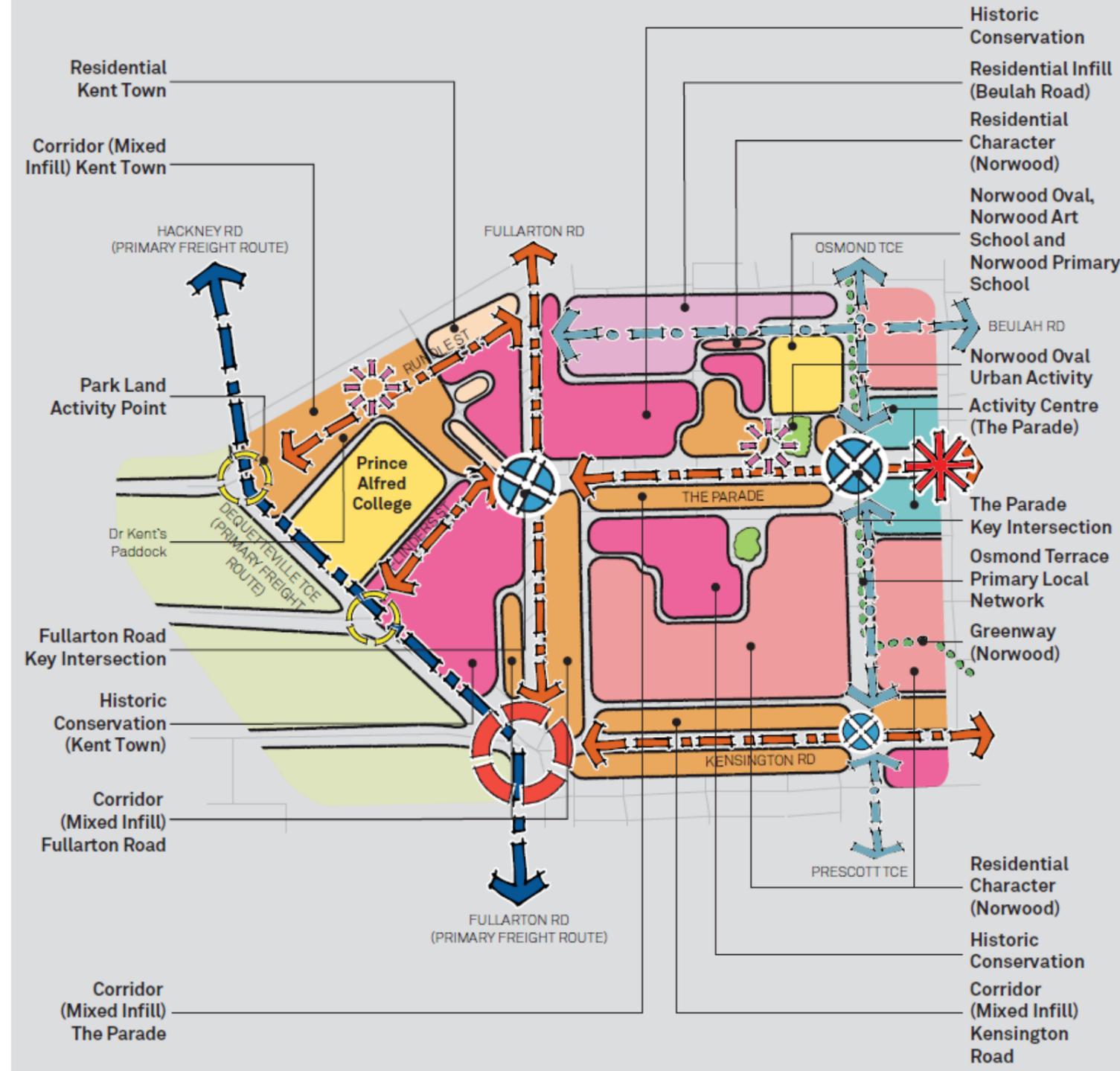


-  **Gateway (North Terrace)**
 _ Develop the Hackney Road intersection as a 'gateway' to the city by an increased concentration of activity, quality built form, visible public realm and achieve greater engagement with the Park Lands
 _ Encourage commercial uses at street level with office and residential above (4-10 storeys)
 _ Ensure new development sensitively interfaces with the State Heritage listed buildings on the corner of Hackney Road, Dequetteville Terrace and North Terrace
-  **Corridor (Mixed Infill) Payneham Road**
 _ Reinforce as a popular 'commerce corridor' with mixed infill development including commercial, retail, and home office shop fronts and residential accommodation above (4-6 storeys) that sensitively interface with heritage places and Historic Conservation zones
 _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Corridor (Mixed Infill) Hackney Road**
 _ Strengthen city edge with high quality public realm and built form and increased densities
 _ Facilitate high density mixed use development with activated office and commercial uses at street level with office and residential accommodation above (6-10 Storeys)
 _ Achieve a sensitive interface adjacent to established character areas (Hackney, St Peters, and College Park), and heritage listed places
-  **Corridor (Mixed Infill) Magill Road**
 _ Reinforce as a popular 'commerce corridor' with mixed use infill development including commercial, retail and home office shop fronts and residential accommodation above (4-6 storeys)
 _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Corridor (Mixed Infill) College Park**
 _ Reinforce as a popular 'commerce corridor' with mixed infill development including commercial, retail, and home office shop fronts and residential accommodation above (3 storeys) that sensitively interface with heritage places and Historic Conservation zones
 _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Primary Local Network (Stephen Terrace and Nelson Street)**
 _ Strengthen the local streetscape and built form to 'mark' intersections at Payneham Road and Magill Road
 _ Promote reduced building setbacks (except on Stephen Terrace) and parking provision at the rear for new infill development
-  **Residential Character (Hackney)**
 _ Encourage developments that interface sensitively with surrounding established residential areas through lot size-height ratios and other design mechanisms
 _ Facilitate gradual infill of non-character sites where appropriate with low-rise (1-2 storeys) residential redevelopment
 _ Preserve established streetscape character through appropriate building design
-  **Residential Character (Stepney)**
 _ Encourage developments that interface sensitively with surrounding established residential areas through lot size-height ratios and other design mechanisms
 _ Facilitate gradual infill of non-character sites where appropriate with low-rise (1-2 storeys) residential redevelopment
 _ Preserve established streetscape character through appropriate building design
-  **Residential Character (College Park)**
 _ Encourage developments that interface sensitively with surrounding established residential areas through lot size-height ratios and other design mechanisms
 _ Facilitate gradual infill of non-character sites where appropriate with low-rise (1-2 storeys) residential redevelopment
 _ Preserve established streetscape character through appropriate building design
-  **Corridor (Mixed Infill) Kent Town**
 _ Strengthen the streetscape and built form to link the City and Payneham Road as a popular 'commerce corridor' and 'mark' the Payneham Road intersection
 _ Encourage quality built form development of retail, commercial and services at the street level with office and residential above (4-10 storeys)
 _ Promote reduced building setbacks and parking provision at the rear for new infill development
 _ Strengthen the core of Kent Town along King William Street as a business precinct with a focus on creative industries and digital media
 _ Facilitate high density mixed use development as a key component of the Park Land Boulevard and city edge
 _ Strengthen city edge with high quality public realm and built form and increased densities
-  **Commercial Infill (Stepney Triangle)**
 _ Encourage compatible mixed use infill redevelopment that will strengthen and extends the identity of the commercial and light industrial area bounded by Payneham Road, Nelson Street and Magill Road
 _ Provide opportunities for residential development where land use interface and site contamination issues can be addressed
 _ Promote reduced building setbacks, parking provision at the rear and active frontages for new infill
-  **Greenway (Stepney and St Peters)**
 _ Improve storm water management, WSUD initiatives and biodiversity
 _ Provide pedestrian/cyclist connection with surrounding neighbourhood and encourage better integration with built form
 _ Establish a landscape boulevard along St Peters Street (Avenue of Honour)
-  **Historic Conservation**

Definitions

 <p>Reinforce Centre _ Develop high quality pedestrian focused area as the centre of activity</p>	 <p>Gateway _ Strengthen and intensify development adjacent to gateway with high quality built form and public realm, while preserving strategic road function</p>	 <p>Key Intersection _ Strengthen and intensify development adjacent to key intersections with high quality public realm, while preserving strategic road function where relevant</p>	 <p>Residential _ Allow gradual low rise residential development</p>	 <p>Historic Conservation _ Reinforce the protection of historic building stock _ Applies to areas already zoned Historic Conservation in Development Plans</p>	 <p>Activity Centre _ Areas providing a range of retail, office, community and entertainment facilities, along with civic, commercial and recreation facilities/services. May also include mixed use activities</p>
 <p>Stops _ Encourage greater intensity and connectivity surrounding stops</p>	 <p>Urban Activity _ Create important focal points with high quality public realm, activated street level, built form and provision of community facilities</p>	 <p>Park Land Activity Point _ Promote safe and legible points of access between the Park Land and surrounding neighbourhoods for pedestrian and cycle movement</p>	 <p>Residential Infill _ Facilitate residential development to provide increased housing diversity and intensity</p>	 <p>Residential Character _ Maintain identified character areas and protect from inappropriate development</p>	 <p>Urban Node _ Area of mixed use renewal with high quality public realm and integrated with public transport</p>
 <p>Strategic Route and/or Primary/ Secondary Freight Route</p>	 <p>High Street _ Promote a pedestrian environment with a high quality streetscape, activated built form, greater integration of public transport and lower speed vehicle movement</p>	 <p>Arterial Road</p>	 <p>Commercial Infill _ Strengthen and intensify commercial development with retail/commercial frontages to main roads _ Encourage complementary mixed use development in appropriate locations</p>	 <p>Corridor (Mixed Infill) _ Areas of active street frontage with compatible mixed use</p>	 <p>Open Space (Park Lands) _ Promote greater connectivity and integration of built form to the surrounding Park Lands</p>
 <p>Primary Local Network _ Encourage local movement between neighbourhoods by greater connectivity, legibility, and amenity of the street network</p>	 <p>Greenway _ Promote safe and efficient pedestrian/ cycle movement and improved biodiversity / sustainability along multifunctional open space corridors</p>		 <p>Open Space _ Maintain and support existing open spaces</p>	 <p>Institution/Community Facility _ Area dedicated to education and general public use</p>	
 <p>Train Line</p>	 <p>Tram/O-Bahn Line</p>	 <p>Other Roads</p>			

**Sector 04
 Kent Town - Norwood**



-  **Corridor (Mixed Infill) Fullarton Road**
 - _ Reinforce the popular "commerce corridor" with mixed use infill development between Kensington Road and Payneham Road
 - _ Consider the alignment of a potential mass transit route along Flinders Street and The Parade with increased development activity around public transport stop locations
 - _ Encourage quality built form of commercial and home office shop-fronts and residential accommodation above (4-6 storeys)
 - _ Promote reduced building setbacks and parking provision at the rear for new infill development
 - _ Recognise Flinders Street/The Parade as a "key intersection" with a greater concentration of activity, improved public realm and encouraging low to medium rise quality built form
 - _ Improve connection to the city at Flinders Street intersection with quality public realm and articulated built form
-  **Corridor (Mixed Infill) The Parade**
 - _ Consider the alignment of a potential mass transit route along The Parade with increased development activity around stop locations
 - _ Encourage retail, commercial and home office shop-fronts and residential above (3-6 storeys) with some opportunity for higher built form on large scale strategic sites within the retail core of the Norwood District Centre and at the eastern extent of the District Centre Zone
 - _ Strengthen the streetscape and built form to "mark" the Osmond Terrace intersection and provide a "focal point" in front of Norwood Oval
 - _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Corridor (Mixed Infill) Kent Town**
 - _ Encourage quality built form with activated commercial uses at street and first floor levels with residential accommodation above (up to 10 storeys)
 - _ Facilitate redevelopment of Dr Kent's Paddock for high quality residential development (8-10 storeys)
 - _ Strengthen the core of Kent Town along King William Street as a business precinct with a focus on creative industries and digital media
 - _ Consider the alignment of a potential mass transit route along Rundle Street and The Parade with increased activity around stop locations
 - _ Facilitate high density mixed use development as a key component of the Park Land Boulevard and city edge
 - _ Strengthen city edge with high quality public realm and built form and increased densities
-  **Residential Character (Norwood)**
 - _ Facilitate gradual infill of non-character sites with low-rise (2 storeys) residential redevelopment in proximity to the city and The Parade "high street"
 - _ Promote developments that interface sensitively with any surrounding heritage sites through lot size/height ratios and other design mechanisms
 - _ Preserve established streetscape character through appropriate building design
-  **Corridor (Mixed Infill) Kensington Road**
 - _ Reinforce Kensington Road as a popular "commerce corridor" with commercial and home office shop-fronts and residential above (3-4 storeys), with sensitive interface with heritage places and Historic Conservation Zones
 - _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Residential Infill (Beulah Road)**
 - _ Facilitate gradual infill of non-character sites with low-rise (2-3 storeys) residential redevelopment that interface sensitively with any surrounding heritage sites through lot size/height ratios and other design mechanisms
 - _ Strengthen the local streetscape character of Beulah Road as an identified "primary local network"
-  **Activity Centre (The Parade)**
 - _ Reinforce The Parade as a traditional "high street" through a quality public realm, articulated built form, retention of historic and character building stock, and maintain vehicle movement
 - _ Consider the alignment of a potential mass transit route along The Parade with increased development activity around stop locations
 - _ Encourage retail, commercial and home office shop-fronts and residential above (3-6 storeys, and up to 7 storeys on strategic sites) with some opportunity for higher built form on large scale strategic sites within the retail core of the Norwood District Centre and at the eastern extent of the District Centre Zone
 - _ Promote reduced building setbacks and parking provision at the rear for new infill development
-  **Greenway (Norwood)**
 - _ Improve storm water management, WSUD initiatives and biodiversity
 - _ Provide pedestrian/cyclist connection with surrounding neighbourhood and encourage better integration with built form
-  **Rundle Street Activity Centre**
 - _ Reinforce the heart of Rundle Street as a local area Activity Centre providing goods and services in "High Street" environment to service the local community
 - _ Strengthen the role of the Parade West as a mixed use strip with offices and commercial land uses at ground and first floor level with residential apartments above
-  **Gateway (Kensington Road)**
 - _ Develop the Dequetteville Terrace intersection as a "gateway" to the city with an increased concentration of activity, quality built form and public realm and achieve greater engagement with the Park Lands
 - _ Encourage commercial and home office use at the street level with residential above (5-6 storeys) east of the Britannia Hotel
-  **Historic Conservation**

Definitions



Reinforce Centre
 _Develop high quality pedestrian focused area as the centre of activity



Gateway
 _Strengthen and intensify development adjacent to gateway with high quality built form and public realm, while preserving strategic road function



Key Intersection
 _Strengthen and intensify development adjacent to key intersections with high quality public realm, while preserving strategic road function where relevant



Residential
 _Allow gradual low rise residential development



Historic Conservation
 _Reinforce the protection of historic building stock
 _Applies to areas already zoned Historic Conservation in Development Plans



Activity Centre
 _Areas providing a range of retail, office, community and entertainment facilities, along with civic, commercial and recreation facilities/services. May also include mixed use activities



Stops
 _Encourage greater intensity and connectivity surrounding stops



Urban Activity
 _Create important focal points with high quality public realm, activated street level, built form and provision of community facilities



Park Land Activity Point
 _Promote safe and legible points of access between the Park Land and surrounding neighbourhoods for pedestrian and cycle movement



Residential Infill
 _Facilitate residential development to provide increased housing diversity and intensity



Residential Character
 _Maintain identified character areas and protect from inappropriate development



Urban Node
 _Area of mixed use renewal with high quality public realm and integrated with public transport



Strategic Route and/or Primary/Secondary Freight Route



High Street
 _Promote a pedestrian environment with a high quality streetscape, activated built form, greater integration of public transport and lower speed vehicle movement



Arterial Road



Commercial Infill
 _Strengthen and intensify commercial development with retail/commercial frontages to main roads
 _Encourage complementary mixed use development in appropriate locations



Corridor (Mixed Infill)
 _Areas of active street frontage with compatible mixed use



Open Space (Park Lands)
 _Promote greater connectivity and integration of built form to the surrounding Park Lands



Primary Local Network
 _Encourage local movement between neighbourhoods by greater connectivity, legibility, and amenity of the street network



Greenway
 _Promote safe and efficient pedestrian/cycle movement and improved biodiversity / sustainability along multifunctional open space corridors



Open Space
 _Maintain and support existing open spaces



Institution/Community Facility
 _Area dedicated to education and general public use



Train Line



Tram/O-Bahn Line



Other Roads

Development Plan Amendment

By the Council

Residential Development (Zones and Policy Areas) Development Plan Amendment

The Amendment

City of Norwood Payneham & St Peters

For Consultation

Amendment Instructions Table

Name of Local Government Area: City of Norwood Payneham & St Peters

Name of Development Plan: Norwood Payneham and St Peters (City) Development Plan

Name of DPA: Residential Development (Zones and Policy Areas) DPA

The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 2 February 2012.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Replace • Delete • Insert 	<ul style="list-style-type: none"> • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify) 			

COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): **Yes**

Table of Contents Section

1.	Insert	Table of Contents	Insert new heading 'Medium and High Rise Development (3 or More Storeys)' immediately after the heading 'Residential Parks and Caravan and Tourist Parks'.	Yes (page references)	No
2.	Insert	Table of Contents	Insert new headings "Residential Character Zone" and "Residential Mixed Character Zone" immediately after the heading 'Renewable Energy' and before the heading 'Residential Zone'.	Yes (page references)	No
3.	Delete	Table of Contents	Delete the headings "Residential 1 Zone", "Residential 2 (St Peters) Zone", "Residential 2 (Payneham) Zone", "Residential 2A Zone", "Residential 3 Zone" and "Residential 3N Zone".	Yes (page references)	No

Land Division Section

4.	Delete	Existing PDC 21	Delete the whole of PDC 21.	Yes	No
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Residential Development (Zones and Policy Areas) DPA
City of Norwood Payneham & St Peters
Amendment Instructions Table

5.	Insert	Existing PDC 22 part (j)	Insert the word “or” at the end of PDC 22 part (j).	No	No
6.	Replace	Existing PDC 22 part (k)	Replace the following “; or” with a full stop at the end of PDC 22 part (k).	No	No
7.	Delete	Existing PDC 22 part (l)	Delete part (l) from PDC 22.	No	No
Design and Appearance of Land and Buildings Section					
8.	Insert	Existing PDC 31	Insert the words ‘Unless otherwise specified in the relevant Zone and/or Policy Area,’ at the start of the PDC	No	No
9.	Replace	Existing PDC 38	Replace existing PDC 38, including Figure 1 with the contents of Attachment A .	No	No
10.	Insert	Existing PDC 39	Insert the words ‘Unless otherwise specified in the relevant Zone and/or Policy Area,’ at the start of the PDC	No	No
11.	Delete Replace Insert	Existing PDC 40	Delete the word ‘and’ at the end of part (a) Replace the full stop at the end of part (b) with “;” Insert the following new parts (c) and (d): <i>‘(c) be self-draining and plumbed to minimise runoff; and (d) be recessed where wind would otherwise make the space unusable.’</i>	No	No
12.	Insert	Existing PDC 46	Insert a comma followed by the words ‘fire escapes and plant and equipment hatches’ after the words ‘service areas’ and before the word ‘are’.	No	No
13.	Insert	New PDC	Insert the following new PDC after existing PDC 46 and before existing PDC 47: <i>‘Outdoor storage, loading and service areas should be located and designed to enable the convenient manoeuvring of service and delivery vehicles and sited away from sensitive land uses.’</i>	Yes	No
14.	Delete Insert Insert	Existing PDC 51	Delete the words ‘from public roads’ in the introduction Insert the following ‘, unless otherwise specified in the relevant Zone and/or Policy Area,’ at the end of existing part (a) Insert the words ‘existing or desired’ after the words	No	No

**Residential Development (Zones and Policy Areas) DPA
City of Norwood Payneham & St Peters
Amendment Instructions Table**

			<i>'positively to the'</i> and before the word 'streetscape, in existing part (b)		
15.	Insert	Existing PDC 55	Insert the following at the end of PDC 55 <i>' , unless otherwise specified in the relevant Zone and/or Policy Area.'</i>	No	No
16.	Relocate Replace	Existing sub-section 'Building on Sloping Sites' under 'Residential' section including PDCs 254 to 259 and Figure 14	Relocate sub-section 'Building on Sloping Sites' including PDCs 254 to 259 and Figure 14, to immediately after existing PDC 56 and before sub-section 'Crime Prevention'. Replace 'Figure 14' at the bottom of the figure with 'Figure 3'.	Yes	Yes Existing PDC 254 Reference to Figure 14 changed to Figure 1
Interface Between Land Uses Section					
17.	Insert	New PDC	Insert the following new PDC after existing PDC 81 and before existing PDC 82: <i>'Non-residential development on land abutting a residential zone or within a residential zone should be designed to minimise noise impacts and achieve adequate levels of compatibility between existing and proposed uses'.</i>	Yes	No
Residential Development Section					
18.	Renumber	Existing PDC 161 - Figure 2	Renumbering only	Yes Renumber Figure 2 to Figure 4	Yes Amend cross references in existing PDC 161(c)(i) and (ii)
19.	Renumber	Existing PDC 164 – Figure 3	Renumbering only	Yes Renumber Figure 3 to Figure 5	Yes Amend cross reference in existing PDC 164
20.	Insert	Existing PDC 166 – Figure	Insert Figure in Attachment B adjacent to existing figure 4.	No	No
21.	Renumber	Existing PDC 166 – Figure 4	Renumbering only	Yes Renumber Figure 4 to Figure 6	Yes Amend cross reference in existing PDC 166
22.	Delete	Existing PDC 166	Delete the words ' <i>of more than one storey</i> ' located after the word "dwellings" and before the words "on corner sites".	No	No
23.	Relocate	Existing PDC 168	Relocate existing PDC 168 immediately after existing PDC 33	Yes	No

**Residential Development (Zones and Policy Areas) DPA
City of Norwood Payneham & St Peters
Amendment Instructions Table**

24.	Re-number	Existing PDC 169 – Figure 5	Renumbering only	Yes Re-number Figure 5 to Figure 7	Yes Amend cross reference in existing PDC 169
25.	Delete	Existing PDC 180	Delete existing PDC 180.	Yes	No
26.	Insert	Existing PDC 184	Insert the words ' <i>or where a building setback is not specified in the relevant Zone and/or Policy Area,</i> ' after the words 'particular locality,' and before the word 'development'	No	No
27.	Insert	Existing PDC 186	Insert the words ' <i>Unless otherwise specified in the relevant Zone and/or Policy Area,</i> ' at the start of the PDC	No	No
28.	Insert	Existing PDC 187	Insert the words ' <i>unless otherwise specified in the relevant Zone and/or Policy Area,</i> ' after the words 'Policy Area and' in the introduction	No	No
29.	Delete	Existing PDC 189	Delete existing PDC 189.	Yes	No
30.	Delete	Existing PDC 190	Delete existing PDC 190.	Yes	No
31.	Insert	New PDC	Insert the following new PDC immediately after the sub-heading 'Site Coverage' and before existing PDC 191: <i>'Site coverage should be limited to the percentage specified in the relevant Policy Area'</i>	Yes	No
32.	Delete Insert	Existing PDC 191	Delete the words 'the percentage specified in the relevant Policy Area to' in the introduction Insert the word 'that' after the word 'ensure' and before the word 'sufficient' in the introduction	No	No
33.	Re-number	Existing PDC 197 – Figure 6	Renumbering only	Yes Re-number Figure 6 to Figure 8	Yes Amend cross reference in existing PDC 197
34.	Re-number	Existing PDC 198 – Figure 7	Renumbering only	Yes Re-number Figure 7 to Figure 9	Yes Amend cross references in PDC 198 (a) and (b)
35.	Re-number	Existing PDC 199 – Figure 8	Renumbering only	Yes Re-number Figure 8 to Figure 10	Yes Amend cross reference in existing PDC 199
36.	Re-number	Existing PDC 204 – Figure 9	Renumbering only	Yes Re-number Figure 9 to	Yes Amend cross reference in

**Residential Development (Zones and Policy Areas) DPA
City of Norwood Payneham & St Peters
Amendment Instructions Table**

				Figure 11	existing PDC 204
37.	Renumber	Existing PDC 205 – Figure 10	Renumbering only	Yes Renumber Figure 10 to Figure 12	Yes Amend cross reference in existing PDC 205
38.	Delete	Existing sub-section 'Undercroft and Basement Garaging of Vehicles' under the 'Residential Development' section, including existing PDC 210 and existing Figure 11	Delete the existing sub-section 'Undercroft and Basement Garaging of Vehicles', including PDC 210 and Figure 11	Yes	No
39.	Replace	Existing PDC 216	Replace the words 'flat buildings' with the word 'development' in the introduction	No	No
40.	Replace	Existing PDC 217	Replace the words 'flat buildings' with the word 'development' in the first line of the introduction	No	No
41.	Insert	Existing PDC 219	Insert the words ' <i>and multi-storey buildings, with a residential component</i> ' at the end of the PDC after the words 'residential flat buildings'	No	No
42.	Insert	New sub-section under the 'Residential Development' section	Insert the contents of ' Attachment C ' immediately after existing PDC 221 and before the 'Site Facilities and Storage' section.	Yes	No
43.	Renumber	Existing PDC 224 – Figure 12	Renumbering only	Yes Renumber Figure 12 to Figure 13	Yes Amend cross references in existing PDC 224(a)(b)(c)(d)
44.	Renumber	Existing PDC 230 – Figure 13	Renumbering only	Yes Renumber Figure 13 to Figure 14	Yes Amend cross references in existing PDC 230
45.	Insert	Existing PDC 240	Insert the words ' <i>Unless otherwise specified in the relevant Zone and/or Policy Area,</i> ' at the beginning of the PDC. Insert the word ' <i>primary</i> ' on the second line after the word 'unserved' and before the word 'street'.	No	No
46.	Insert	Existing PDC 241	Insert the words ' <i>Unless otherwise specified in the relevant Zone and/or Policy Area,</i> ' at the beginning of the PDC. Insert the word ' <i>primary</i> ' on the first line after the word 'a' and before the word 'frontage'.	No	No
47.	Insert	Existing PDC 242	Insert the words ' <i>Unless otherwise specified in the</i>	No	No

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			<i>relevant Zone and/or Policy Area,</i> at the beginning of the PDC.		
Medium and High Rise Development (3 or More Storeys) Section					
48.	Insert	New City Wide section	Insert the contents of ' Attachment D ' immediately after existing City Wide Section 'Residential Parks and Caravan and Tourist Parks' and before 'Centres, Shops and Business'	Yes	No
Centres, Shops & Business Section					
49.	Renumber	Existing PDC 271	Renumbering only Last paragraph of existing PDC 271 (starting with the words 'The location and design of centres...') should be a standalone PDC	Yes	No
Heritage Section					
50.	Delete Insert	Existing PDC 342	Delete the word 'and' at the end of existing part (f); and Insert the following new part immediately after existing part (f) and before existing part (g): <i>'(g) enable the heritage place to have a curtilage of a size sufficient to protect its setting; and'</i>	Yes	No
51.	Insert Relocate	Existing PDC 357	Insert the following new part (e) immediately after existing part (d): <i>'(e) not project beyond the silhouette or skyline of the heritage place.'</i> Relocate the word 'and' from the end of existing part (c) to the end of existing part (d)	No No	No
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Residential Zone					
52.	Delete	Existing Zone	Delete the contents of the entire Residential Zone including the Introduction, Objectives, Dr Kent's Paddock Policy Area, Kingsborough Homes Policy Area, Norwood Policy Area, Marryatville Policy Area, Marryatville High School Policy Area, Norwood Primary School Policy Area,	No	No

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			Principles of Development Control, Complying Development, Non-complying Development and Policy Area Principles.		
Residential 1 Zone					
53.	Delete	Existing Zone	Delete the contents of the entire Residential 1 Zone including the Introduction, Objective, Principles of Development Control, Complying Development and Non-complying Development.	No	No
Residential 2 (St Peters) Zone					
54.	Delete	Existing Zone	Delete the contents of the entire Residential 2 (St Peters) Zone including the Introduction, Objective and Principles of Development Control.	No	No
Residential 2 (Payneham) Zone					
55.	Delete	Existing Zone	Delete the contents of the entire Residential 2 (Payneham) Zone including the Introduction, Objective, Principles of Development Control (including the Complying Development and the Non-complying Development).	No	No
Residential 2A Zone					
56.	Delete	Existing Zone	Delete the contents of the entire Residential 2A Zone including the Introduction, Objective, Principles of Development Control (including the Complying Development and the Non-complying Development).	No	No
Residential 3 Zone					
57.	Delete	Existing Zone	Delete the contents of the entire Residential 3 Zone including the Introduction, Objective, Principles of Development Control (including the Complying Development and Non-complying Development) and Fig R3/1.	No	No
Residential 3N Zone					
58.	Delete	Existing Zone	Delete the contents of the entire Residential 3N Zone including the Introduction, Objective and Principles of Development Control (including the Complying Development and Non-complying Development).	No	No

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Residential Character Zone, Residential Mixed Character Zone and Residential Zone					
59.	Insert	New Residential Character Zone, new Residential Mixed Character Zone and new Residential Zone	Insert the contents of Attachment E containing the three new zones immediately before the heading Residential Historic (Conservation) Zone.	No	No
Residential Historic (Conservation) Zone					
60.	Insert	Existing PDC 17 part (c)	Insert the following new part after part (i) and before existing part (ii): <i>(ii) should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;</i>	Yes	No
Residential Historic (Conservation) Zone – Kensington 1 Policy Area					
61.	Replace	Existing PDC 4	Replace the second Paragraph starting with the words “The site of” and finishing with the words “of the subject site” with the following: <i>“The site of the development does not contribute positively to the historic character of the Policy Area and is not identified in Table NPSP/5, 6 or 7. In this instance a lesser site area per dwelling may be considered provided that the development is not inconsistent with the predominant pattern of development in the immediate locality.”</i>	No	No
Residential Historic (Conservation) Zone – Kensington 2 Policy Area					
62.	Replace	Existing PDC 4	Replace the second Paragraph starting with the words “The site of” and finishing with the words “of the subject site” with the following: <i>“The site of the development does not contribute positively to the historic character of the Policy Area and is not identified in Table NPSP/5, 6 or 7. In this instance a lesser site area per dwelling may be considered provided that the development is not inconsistent with the predominant pattern of development in the immediate locality.”</i>	No	No

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Residential Historic (Conservation) Zone – Kensington 3 Policy Area					
63.	Replace	Existing PDC 4	<p>Replace the second Paragraph starting with the words “The site of” and finishing with the words “of the subject site” with the following:</p> <p><i>“The site of the development does not contribute positively to the historic character of the Policy Area and is not identified in Table NPSP/5, 6 or 7. In this instance a lesser site area per dwelling may be considered provided that the development is not inconsistent with the predominant pattern of development in the immediate locality.”</i></p>	No	No
District Centre (Norwood) Zone					
64.	Replace	Existing Objective 1	<p>Replace existing Objective 1 with the following:</p> <p>“Development providing major retail facilities including a discount department store and supermarkets, together with speciality shops, restaurants and community, recreational, entertainment and medium to high density residential facilities in the Retail Core Policy Area.”</p>	No	No
65.	Replace	Existing Objective 2	<p>Replace existing Objective 2 with the following:</p> <p>“Development providing retail facilities such as small-scale convenience and specialty shops, restaurants, offices, consulting rooms and community recreational, entertainment and medium density residential facilities in The Parade East Policy Area.”</p>	No	No
66.	Replace	Existing Objective 3	<p>Replace existing Objective 3 with the following:</p> <p>“Development providing retail facilities including speciality shops, restaurants, offices and medium density residential development in The Parade West Policy Area.”</p>	No	No
67.	Insert	Existing Desired Character Statement	<p>Insert the heading “Desired Character Statement” immediately following Objective 3 and before the words “The District Centre”.</p>	No	No

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68.	Replace	Existing Desired Character Statement	Replace the first paragraph in the Desired Character Statement with the following: “The District Centre (Norwood) Zone should be the central place of this area of the City, being the major centre for a large residential district extending beyond the council boundaries, and containing a mix of retail, business, administrative, civic, recreational, entertainment, community, medical and residential land uses. Retail activity should be predominant, with The Parade being reinforced as a centre of eastern metropolitan significance for fresh food.”	No	No
69.	Insert	Existing Desired Character Statement – The Parade East Policy Area	Insert the following immediately following the words “Policy Area” and before the word “Development” on the 3rd line of paragraph one: “The Policy Area will continue to provide non-residential activity at ground level, with opportunities for residential land uses above ground level”.	No	No
70.	Insert	Existing Desired Character Statement – The Parade West Policy Area	Insert the following immediately after the end of the 1st sentence and before the words “This policy area”: “Residential development in the upper levels above non-residential uses at ground level is desirable”.	No	No
71.	Insert	Existing PDC 1	Insert the words “residential development” immediately following the word “offices” and before the word “recreational”.	No	No
72.	Insert	New PDC	Insert the contents of Attachment F immediately following existing PDC 15 and before existing PDC 16.	Yes	No
Business Zone					
73.	Insert	Existing Desired Character Statement	Insert the heading “Desired Character Statement” immediately after Objective 3.	No	No
74.	Insert	Existing Desired Character Statement – Kent Town Policy Area	Insert the following immediately after the words “North Terrace frontage” on the 3rd line in the 1st paragraph and before the words “Development incorporating” “with opportunities for residential	No	No

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			land uses to be located above non-residential uses at ground level”.		
75.	Insert	Existing Desired Character Statement – King William Street Policy Area	Insert the following immediately after the words “lunch bars are also appropriate” on the 4th line, in the 1st paragraph and before the words “light industry”. “Residential development above compatible ground level non-residential land uses, is also appropriate in this Policy Area”.	No	No
76.	Insert	Existing Desired Character Statement – West Norwood Policy Area	Insert the following words immediately following the word “rooms” on the 3rd line of the 1st paragraph: “with medium density residential development established above compatible ground level non-residential land uses”.	No	No
77.	Insert	Existing Desired Character Statement – Magill Road West Policy Area	Insert the following words immediately following the words “offices and warehouses” located on the 2nd line in the 1st paragraph: “with medium to high density residential development located above compatible ground level non-residential land uses”.	No	No
78.	Insert	Existing PDC 3	Insert “Residential Mixed Character Zone” immediately following the word “nearby” and before the words “Residential Zone” located on the 1 st line.	No	No
79.	Insert	New PDC	Insert the contents of Attachment G immediately following PDC 11 and before PDC 12.	Yes	No
80.	Insert	Existing Kent Town Policy Area – PDC 1	Insert the word “residential” immediately after the word “include” and before the word “hotel” on the 1 st line.	No	No
Mixed Use A Zone					
81.	Insert	Existing PDC 2	Insert the words “Mixed Character” immediately after the word “Residential” and before the word “Zone” on the 1st line.	No	No
82.	Insert	New PDC	Insert the contents of Attachment H immediately after existing PDC 9 and before PDC 10.	Yes	No
Mixed Use B Zone					
83.	Insert	Existing Desired Character Statement – Osmond Terrace Policy Area	Insert the words “Mixed Character” immediately after the word “Residential” and	No	No

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			before the word “Zone” on the 3 rd line of the 1 st paragraph.		
Light Industry Zone					
84.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 1 and before the heading “Complying Development”. “2. Residential development within this zone should only occur in Stepney.”	Yes	No
85.	Insert	Existing Non-complying Development	Insert the following “(except in the St Peters Area shown on Map NPSP/1 (Overlay 1))” adjacent to the words “Detached Dwelling”, “Multiple Dwelling”, “Residential Flat Building”, “Row Dwelling” and “Semi-detached Dwelling”.	No	No
Community Uses Zone					
86.	Delete	Existing PDC 2 Part (a)	Delete the number “2” from PDC 2 part (a) immediately following the word “Residential” and before the word “Zone”.	No	No
87.	Delete	Existing PDC 2 Part (b)	Delete all of part (b) in PDC 2.	Yes	No
Educational Zone					
88.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 7 and before PDC 8. “Residential development should only occur where it is ancillary to the educational use and is designed to form an integrated development.”	Yes	No
89.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 8 and before PDC 9. “The location of car parking and access ways associated with the residential development should not compromise the normal operations of the educational facility.”	Yes	No
TABLES					
Amendments required (Yes/No): Yes					
Table NPSP/1					
90.	Delete	Detached Dwelling	Delete the entire contents of the Detached Dwelling section.	No	No
91.	Delete	Semi-detached Dwelling	Delete the entire contents of the Semi-detached Dwelling section.	No	No

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Table NPSP/2					
92.	Delete	Detached Dwelling Semi-detached Dwelling Row Dwelling	Delete the entire contents of the Detached Dwelling, Semi-detached Dwelling and Row Dwelling sections.	No	No
93.	Delete	Multiple Dwelling	Delete the entire contents of the Multiple Dwelling Section.	No	No
94.	Delete	Residential Flat Building	Delete the words "Residential Flat Building see "Multiple Dwelling" ".	No	No
95.	Delete	Row Dwelling	Delete the words "Row Dwelling see "Detached Dwelling" ".	No	No
96.	Delete	Semi-detached Dwelling	Delete the words "Semi-detached Dwelling see "Detached Dwelling" ".	No	No
Table NPSP/5					
97.	Delete	37 Stepney Street, Stepney	Delete the entire reference to 37 Stepney Street, Stepney including "Dwelling – Former Pisa Hut (front four rooms only)" and the CT "5694/835".	No	No
Table NPSP/6					
98.	Delete		Delete the whole reference to 296 The Parade Kensington from Table NPSP/6 '296 The Parade Kensington Two Storey Edwardian Red Brick 5476/89 a,b,d 296parad'	No	No
99.	Replace	5 Wellington Street Kensington	Replace the word "N/A" in the last column (Survey Reference) with "7welling"	No	No
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): "Insert Yes or No"					
Map Reference Table					
Map(s)					
100.	Replace	Existing Map NPSP/2 up to Map NPSP/23	Replace existing Maps NPSP/2 up to and including Map NPSP/23 with the contents of Attachment I	No	Yes
101.	Replace	Existing Fig Her/5	Replace existing Fig Her/5 with the contents of Attachment J	No	No
102.	Replace	Existing Fig Her/11	Replace existing Fig Her/11 with the contents of Attachment K	No	No
103.	Replace	Existing Fig Her/16 and Fig Her/17	Replace existing Fig Her/16 and Fig Her/17 with the contents of Attachment L	No	No
104.	Replace	Existing Fig Her/22 and Fig Her/23	Replace existing Fig Her/22 and Fig Her/23 with the contents of Attachment M	No	No

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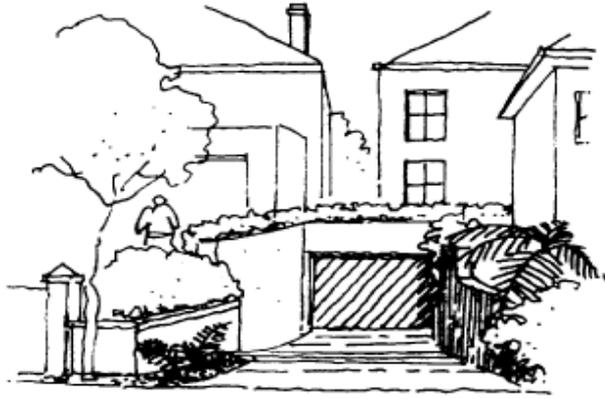
Attachment A

Undercroft and Below Ground Garaging and Parking of Vehicles

- 38 Undercroft or below ground garaging of vehicles should only occur where it is envisaged in the relevant Zone and/or Policy Area and only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties;
 - (b) not project above natural ground level by more than one metre (Refer to Figure 1), unless otherwise specified in the relevant Zone and/or Policy Area;
 - (c) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles;
 - (d) the driveway gradient provides for safe and functional entry and exit;
 - (e) the appropriate gradient transition is provided within the subject site;
 - (f) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath;
 - (g) openings into undercroft or below ground garage areas are designed to integrate with the main building so as to minimise visual impact;
 - (h) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties (Refer to Figure 2);
 - (i) it does not require the removal of significant trees and/or street trees; and
 - (j) it is on a site not subject to a 1-in-100 year Average Recurrence Interval flood event, unless it can be demonstrated through specific engineering investigations that the development can incorporate adequate mitigation measures to protect it from damage and that these measures will not cause detrimental effects, or create, or increase the risk of flooding to any adjoining or downstream properties.



Figure 1

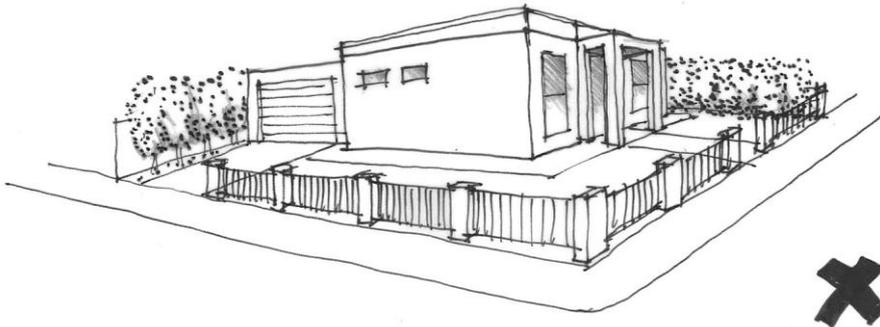
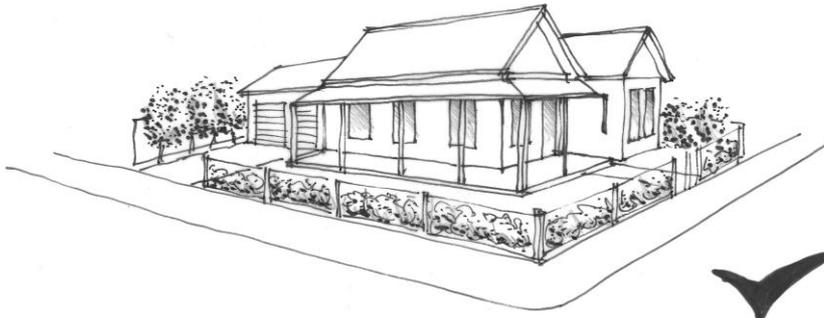


Landscaping, low walls and mounding to improve presentation of undercroft garage entries

Figure 2

Attachment B

**Residential Development (Zones and Policy Areas) DPA
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*Attachment B***



**Residential Development (Zones and Policy Areas) DPA
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*Attachment B***

Attachment C

**Residential Development (Zones and Policy Areas) DPA
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Attachment C**

Communal Open Space

- 1** Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
 - (a) private open space;
 - (b) public rights of way;
 - (c) private streets;
 - (d) parking areas and driveways;
 - (e) service and storage areas; and
 - (f) narrow or inaccessible strips of land.

- 2** Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:
 - (a) address acoustic, safety, security and wind effects;
 - (b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings;
 - (c) facilitate landscaping and/or food production; and
 - (d) be integrated into the overall facade and composition of buildings.

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Attachment D

**Residential Development (Zones and Policy Areas) DPA
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Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

- Objective 1:** Medium and high rise development that provides housing choice and employment opportunities.
- Objective 2:** Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
- Objective 3:** Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
- Objective 4:** Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

- 1 Buildings should:
 - (a) achieve a human scale at ground level through the use of elements such as canopies, verandahs or building projections;
 - (b) provide shelter over the footpath where minimal setbacks are desirable; and
 - (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.
- 2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.
- 3 Entrances to multi-storey buildings should:
 - (a) be oriented towards the street;
 - (b) be clearly identifiable;
 - (c) provide shelter, a sense of personal address and transitional space around the entry; and
 - (d) provide separate access for residential and non-residential land uses.

Visual Privacy

- 4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from the street and the location of verandahs, windows, porticos or the like.

Building Separation and Outlook

- 5 Residential buildings (or the residential floors of mixed use buildings) should:
 - (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces; and

- (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

- 6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.
- 7 Dwellings with three or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

- 8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

- 9 Multi-storey buildings should:
 - (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow; and
 - (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.
- 10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.
- 11 Development of five or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
 - (a) a podium at the base of a tall tower which is aligned with the street to deflect wind away from the street;
 - (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas; or
 - (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage

- 12 Each dwelling within a multi-storey building should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
 - (a) in the dwelling (but not including a habitable room);
 - (b) in a garage, carport or outbuilding; or
 - (c) within an on-site communal facility.

- 13** Multi-storey buildings with a residential component should include:
- (a) mail box facilities located close to the major pedestrian entrance to the site;
 - (b) bicycle parking for residents and visitors;
 - (c) household waste and recyclable material storage areas away from dwellings; and
 - (d) clothes drying areas, which are readily accessible to each dwelling and are screened from public view.
- 14** Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 15** Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

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Attachment E

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

RESIDENTIAL CHARACTER ZONE

Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Character Zone shown on Maps NPSP/3,4,6,7,8,9,10,11 and 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 its Policy Areas are additional to 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/13,14,15,16,17,18,19,20 and 22.

Athelney Avenue/Botanic Street Traditional Character
Established Character
Heathpool Traditional Character
Maylands Traditional Character
St Morris Traditional Character
St Peters Traditional Character
Trinity Gardens Traditional Character

OBJECTIVES

- Objective 1:** A residential zone ensuring the preservation of the existing development patterns and traditional built form.
- Objective 2:** The replacement of buildings that are at variance with the desired character of the Zone and relevant Policy Area with buildings that contribute positively to the streetscape.
- Objective 3:** Development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- Objective 4:** Development that incorporates a high standard of design, building materials and landscaping.
- Objective 5:** Development that maintains existing residential densities.
- Objective 6:** Development that contributes to the desired character of the Zone.

DESIRED CHARACTER STATEMENT

The Residential Character Zone has been established to recognise the traditional character of areas, which contain a large number of dwellings built between the mid-1800s through to the late 1940s and/or a consistent development pattern. Whilst the general age of the Zone's built form is the unifying theme in the majority of the Policy Areas, it is this built form in combination with a number of other key elements, such as consistent allotment sizes, front, side and rear building setbacks together with the scale and form of the dwelling stock that contribute to the coherent and valued streetscapes within the Zone.

In general, this Zone supports and encourages the retention and continued residential use of pre-1940s dwellings and the conservation of the significant streetscape elements, which give the Zone its unique character. As the nature of traditional development varies from locality to locality, individual Policy Areas have been established to reflect the variations which generally relate to the age, style and mix of dwellings, land division patterns and streetscapes.

Whilst a large percentage of the development within this Zone will be in the form alterations and additions to the existing pre-1940s buildings, there will also be new development appearing in the streetscapes. The overall approach to new development within this Zone will be underpinned by

observing and respecting the traditional design elements of the existing pre-1940s built form and the allotment patterns. It is the traditional character of a location that will be the key reference point in determining the merit of new development proposals.

New development within each of the Policy Areas will preserve and enhance the traditional character and ambience of the locality by providing for a range of high-quality residential accommodation which reinforces the valued character, streetscape appeal and residential amenity of the relevant Policy Area.

New development will be predominately single storey, with two storey permitted in the Established Character Policy Area, or at the rear of a dwelling in order to maintain a single storey appearance from the street. All new development will be of a complementary nature so that it does not compete or stand out against the traditional and historic elements for streetscape prominence. It will take into careful consideration the density, scale and proportions of the existing pre-1940s dwellings as well as the main roof pitch and roof form. New development will be set back to reflect the predominant setback established by the pre-1940s dwellings and to maintain the spatial patterns of the traditional settlement. Where the setback is not consistent, new development will not project forward of existing dwellings, particularly if the adjacent dwellings are heritage places or pre-1940s character dwellings that make a positive contribution to the desired character of the Policy Area, or dominate the streetscape.

Additions to Heritage Places and dwellings constructed prior to 1940 will be undertaken in a sympathetic manner, so they do not detract from the original design of the building. These additions will be designed to retain the scale and mass of the original front section of the building and will generally be located at the rear of the building, or set back at the side of the existing building. The external appearance of a dwelling from the primary street frontage will not be obscured by the construction of carports or garages on or close to the street frontage. Any additions or alterations to pre-1940s buildings will seek to retain original materials and finishes, particularly unpainted brickwork, stonework and the use of original corrugated iron roofing material, where practicable.

New fencing will complement the design of the associated dwelling and will be used to link the dwelling into the streetscape. Preference will be given to low fencing rather than high solid masonry walls, as quite often the latter form of fencing does not contribute to the traditional streetscape character and in most cases obstructs views. High fencing will generally only be used on dwellings sited on land located along a main arterial road or high traffic street or along a portion of the secondary road boundary where the dwelling is sited on a corner allotment.

Where possible, existing crossovers and driveways will continue to be used in preference to creating new crossovers. Where new crossovers are created they will be designed and located to minimise any disturbance to the traditional character of the area.

With cycling becoming an increasingly popular form of transport and recreation, development on public and private land should consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages, which can be shared safely by both pedestrians and cyclists.

Local corner shops, which were a feature of early settlement within some of the Policy Areas, will be retained. In locations where the retention of the original use is no longer economically viable, the former shop may be converted to a dwelling, small scale home office, office or consulting room, provided that it will not adversely impact on the existing residential amenity. The verandah, which is a strong design element of these shops, will be retained and continue to provide shelter for customers and visually define street corners.

Street planting will continue to reinforce any evidence of early planting within the streets, especially in locations where some early trees remain. Any infill planting or replacement of street trees will maintain the existing planting character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Zone:
 - (a) dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) supported accommodation and housing for seniors;
 - (f) dependent accommodation; or
 - (g) small-scale non-residential use that serves the local community, such as:
 - (i) open space;
 - (ii) recreation area;
 - (iii) child care facility, located along an arterial road or main road;
 - (iv) shop, office or consulting room, only where there is a historic basis for such a use, for example old corner shops, or where it is located along an arterial road or main road; or
 - (v) home based business.
- 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 Development listed as non-complying is generally inappropriate.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the Zone.
- 5 Development should complement the existing character and should not dominate the streetscape.
- 6 Development of a new building or building addition should result in a dwelling that has a single-storey appearance along the primary street frontage, but may include:
 - (a) sympathetically designed two-storey additions that utilise or extend the roof space to the rear of the dwelling, such as attics with dormer windows (refer to Figure 15 below); or

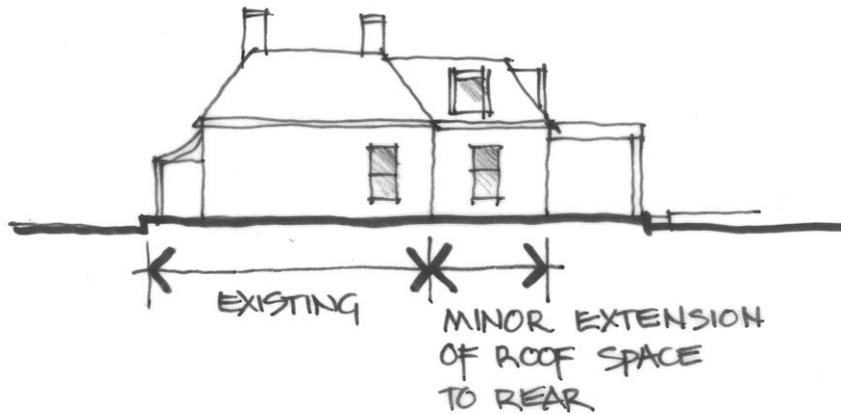


Figure 15

- (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

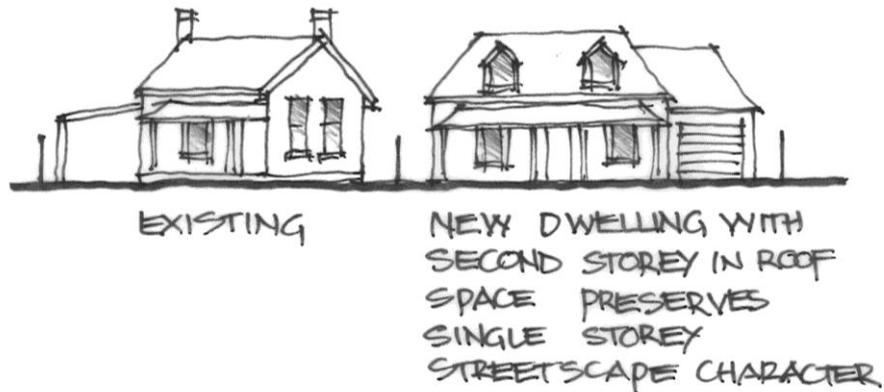


Figure 16

- (c) second storey component located to the rear of a building (refer to Figure 17 below); and

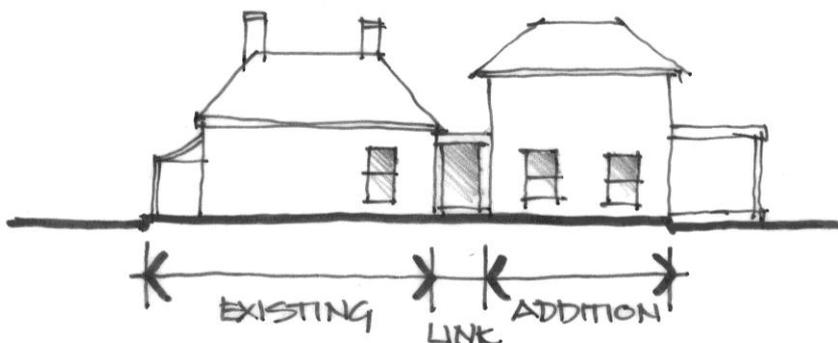


Figure 17

- (d) in all of these instances:
- (i) should be of a building height, scale and form that is compatible with the existing development in the locality;
 - (ii) should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;

- (iii) should not adversely overshadow or adversely impact on the privacy of neighbouring properties;
 - (iv) should not compromise the single storey appearance of the building from the street; and
 - (v) the total width of second storey windows should not exceed 30 percent of the total wall length along each elevation and should be designed so as to not overlook the private open space of adjoining dwellings.
- 7** Development should preserve and enhance streetscapes within the Zone by:
 - (a) incorporating fences and gates that are in keeping with the height, scale and type of fences in the locality; and
 - (b) limiting the number of driveway crossovers.
- 8** The conversion of an existing dwelling into two or more dwellings may be undertaken provided that:
 - (a) the building and front yard retain the original external appearance to the public road;
 - (b) it does not exceed the maximum site coverage and building height;
 - (c) it can maintain the necessary side and rear setbacks; and
 - (d) it can accommodate the minimum private open space and car parking requirements for each dwelling.
- 9** Supported Accommodation and Housing for Seniors may be developed at residential densities higher than those specified for dwellings in the relevant Policy Area, provided:
 - (a) the development does not result in an overall site coverage substantially greater than that specified in the relevant Policy Area;
 - (b) the overall bulk and scale, appearance and function of the development is compatible with the Objectives for the Zone and the relevant Policy Area;
 - (c) the demand for garaging and car parking spaces is less than what would be required for the development of other types of dwellings; and
 - (d) opportunities are provided for significant landscaping, private and communal open space and where appropriate, on-site stormwater management, on the development site.
- 10** Undercroft and/or below ground garaging should not be developed within the Zone.

Design and Appearance

- 11** Where a new dwelling is constructed alongside or within a group of pre-1940s residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of the existing buildings.
- 12** Alterations and/or additions to a pre-1940s building should:
 - (a) be located to the rear or side of the existing building;
 - (b) be set back at least 1 metre behind the main face of the dwelling so as to be unobtrusive in the streetscape;
 - (c) be of a bulk and scale that does not compromise its setting or the visual outlook from adjoining properties; and

- (d) use buildings materials that complement the original dwelling.
- 13 New buildings should be constructed of materials that complement and reinforce the traditional built form and design elements of the existing pre-1940s buildings.
- 14 The roof form and pitch on new dwellings should reflect the principal roof form and pitch of the pre-1940s dwellings in the locality.
- 15 Building to a side boundary (other than for carports or party walls in semi-detached or row dwellings) or to the rear boundary, should only occur where it can be demonstrated that it assists in the retention of a pre-1940s dwelling and where there will be no detrimental effect on the residential amenity of adjoining properties.
- 16 Garages or carports should:
- (a) be located to the rear of the dwelling as a freestanding outbuilding; or
- (b) where adjacent to or attached to the dwelling, be sited alongside the dwelling and set back behind the main face of the dwelling, so that it results in a minor streetscape element.
- 17 Existing crossovers should be used where possible.

Land Division

- 18 Unless otherwise specified in the relevant Policy Area, the division of land should only occur where it will maintain the traditional pattern and scale of allotments.

Landscaping

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

Advertisements

- 20 Advertisements and signage, other than for business identification purposes of non-residential uses and home-based businesses, should not occur within the Zone.

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 achieves one or more of the following:

- (a) moves, rotates or incorporates flashing lights;
- (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 except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed for the use as a shop, office or consulting room and has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, when the site fronts an arterial road;
- (b) the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it involves an alteration and/or addition to an existing consulting room and it has a total gross leasable floor area of 100 square meters or less, or 250 square metres or less, when 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.

Electricity Substation, except where it achieves one of the following:

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Office except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed for the use as a shop, office or consulting room and has a total gross leasable floor area of 100 square metres or less, or 250 square metres or less, when the site fronts an arterial road;
- (b) the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it involves an alteration and/or addition to an existing office and it has a total gross leasable floor area of 100 square meters or less, or 250 square metres or less, when 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 where it achieves one of the following:

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

Store

Telecommunications Facility

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)

Athelney Avenue/Botanic Street Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Athelney Avenue/Botanic Street Traditional Character Policy Area shown on Maps NPSP/15. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that is sympathetic and compatible with the traditional character created by the pre-1940s dwellings in the Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Athelney Avenue/Botanic Street Traditional Character Policy Area is centred around Hackney Road, Botanic Street and Athelney Avenue. The historic streetscape character of this intimate Policy Area is created by the consistent pattern of allotment sizes and high concentration of single storey detached bungalows built between 1916 and 1940. Whilst there are no Heritage Places within this Policy Area, the numerous Contributory Items and Local Heritage Places, such as Athelney House, located in close proximity to the Policy Area, provide an elegant surrounding built form character and help to illustrate the area's original development.

Development within this Policy Area will continue to preserve the single storey historic streetscape. Where viable, pre-1940s dwellings will be retained, with alterations and additions to these dwellings generally located at the rear of the dwellings, to maintain the integrity of the original dwellings. Where new dwellings are proposed they will have a single storey presentation to the road and will be designed in a way that shows an understanding of the historic design elements, without replicating those elements. New dwellings will be similar in style to the original pre-1940s dwellings, in terms of height, scale and roof form but will be of a more contemporary nature to distinguish between old and new development.

Dwellings will be set back from the boundary of roads at a distance equal to or greater than, the alignment of the main face of the pre-1940s dwellings in the locality. The front setbacks, whilst generally small, will continue to provide an opportunity for landscaping, which adds to the appearance and quality of the streetscape. Athelney Avenue and Botanic Street will continue to be lined with

mature exotic street trees, which make a significant contribution to the landscaped character of the Policy Area.

Due to the regularity in allotment sizes within this Policy Area, there will be limited opportunity for land division in Athelney Avenue and Botanic Street, with most of the land division occurring along Hackney Road. In particular, land division will not result in the creation of hammerhead, battleaxe or similar types of allotments.

High solid fencing will continue to define the front boundary of dwellings, however opportunities to replace the high fencing with fencing that is more compatible with the period and style of the dwellings will be encouraged. Crossovers and driveways will continue to be single width to minimise the impact on the intact character of this Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling; and
- (f) dependent accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Semi-detached dwellings should only be developed on allotments that have a frontage to Hackney Road and should be designed to present as a single dwelling when viewed from the primary street frontage.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum site area	400 square metres
Minimum frontage	15 metres (Detached Dwelling) 9 metres (Semi-detached Dwelling)
Minimum setback from rear boundary	4 metres
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the primary street frontage)

- 5 The maximum site coverage of all buildings and structures should not exceed 65 per cent of the total site area.

- 6 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent pre-1940s dwelling.

Land Division

- 7 The division of land should only occur where it will:
- (a) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (b) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 8 The division of land should not create a hammerhead, battleaxe or similar configuration allotment.

Established Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Established Character Policy Area shown on Maps NPSP/13,14,16,17,18,19,20 and 22. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that preserves and enhances the established allotment sizes and patterns, reflects the siting and orientation of the dwellings and incorporates a high standard of design, building materials and landscaping.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Established Character Policy Area encompasses the residential areas within the City of Norwood Payneham & St Peters that were generally established prior to 1940 but were developed over a broad period of time and therefore contain a range of architectural styles. Included within this Policy Area are large sections of the suburbs of Heathpool and Royston Park, parts of Joslin and Marryatville and a portion of Payneham South centred around Devitt Avenue.

This Policy Area is characterised by a regular pattern of large allotments fronting wide tree lined streets and a range of predominantly single storey detached dwellings. Whilst the remnants of the original pre 1940s built form, ranging from stately Mansions to Villas, Cottages, Bungalows, Tudors and Art Deco, contribute to the character of this Policy Area, it is not the general age or concentration of the built form that is the unifying theme in this Policy Area. In this Policy Area it is the character derived through the more uniform subdivision patterns, large allotment sizes, consistent setbacks and dwellings set in more spacious garden settings, which are the key character elements. The pre-1940s dwellings together with the State and Local Heritage Places, scattered throughout the Policy Area, remain as examples of the original built form and provide reference points for the scale and siting of new development. Where possible, the retention of these pre-1940s dwellings, which are structurally sound and have not been significantly altered will be encouraged, particularly in localities where there is an intact group, however the retention of these dwellings is not critical to the overall character of this Policy Area, provided that the dwellings which replace them are of a complementary scale, respect the

setback patterns, siting and development patterns of the particular locality in general. Where additions to Heritage Places or pre-1940s dwellings are proposed they should be located at the side or rear of the dwelling and should be sympathetic so as not detract from the original design of the dwelling.

The Policy Area will continue to be a low density residential area characterised predominantly by uniform land division patterns, large allotments fronting tree lined streets and predominantly single storey detached dwellings, set in spacious garden settings. New development will have minimal impact on the established character of the locality and will take reference from the established land division and development patterns of the particular locality. For example in Heathpool and Marryatville, Hackett Terrace, Clapton Road, and Talbot Grove although quite spacious, will present as more compact than Heathpool and Northumberland Streets.

New development will generally replace a dwelling with another dwelling, with two for one dwelling replacement only occurring in situations where the dwellings present as a detached dwelling and meet all of the minimum requirements in terms of allotment sizes, frontages and setbacks. This means that in some locations there will be limited opportunity for infill development, while in other locations varying degrees of infill development will be possible, provided it is carefully managed and sited within the streetscape so as not to detract from the regularity and built form rhythm of the street. Landscaped setbacks between and in front of the dwellings will continue to be an important feature in this Policy Area. Fencing will be used to complement the design of the dwelling and will be used to link the dwelling into the streetscape. In general, preference will be given to low fencing rather than high solid masonry walls, except along arterial roads such as Portrush and Kensington Roads.

The tree lined streets and landscaped verges will continue to be a significant feature in this Policy Area, particularly in Heathpool, Joslin and Royston Park adding to the green, spacious character established by the well landscaped gardens. To minimise the impact on the streetscape, existing crossovers will be used where possible and where practicable, will be of a single width.

Land division in this Policy Area will be limited, particularly along Northumberland Street, where the existing wide allotment frontages and deep blocks portray a grandness. Where land division is proposed, it will be of a size that reflects the established land division pattern in the locality and will not result in the creation of hammerhead, battleaxe or similar types of allotments.

In Heathpool, new development within the 1 in 20 and the 1 in 100 Average Recurrence Interval floodplain of the Creek will be designed to ensure that the potential impact of flooding from major storm events is minimised.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling; or
 - (d) domestic structure;
 - (e) semi-detached dwelling;
 - (f) dependent accommodation; and
 - (g) housing for seniors.
- 2** Semi-detached dwellings should not be developed on allotments with a frontage to Northumberland Street.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 4 Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a State Heritage Place, Local Heritage Place and/or pre-1940s dwelling and a variation is necessary to maintain the prominence of the State Heritage Place, Local Heritage Place and/or pre-1940s dwelling:

Parameter	Value
Minimum site area	900 square metres (where the site has a frontage to Northumberland Avenue)
	700 square metres (where the site has a frontage to Heathpool Road)
	600 square metres (for all sites in Payneham South and Firle)
	500 square metres (for all other sites in Heathpool, Joslin, Marryatville, and Royston Park)
Minimum frontage (Detached Dwelling)	20 metres (where the site has a frontage to Northumberland Street)
	17 metres (for all sites in Payneham South and Firle)
	16 metres (for all other sites in Heathpool, Joslin, Marryatville and Royston Park)
Minimum frontage (Semi-detached Dwelling)	10 metres (for all sites except sites with a frontage to Northumberland Street)
Minimum setback from rear boundary	5 metres
Maximum building height	2 storeys (above natural ground level)

- 5 The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area, except on sites with a frontage to Northumberland Street, where the maximum site coverage should not exceed 40 per cent of the total site area.
- 6 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a State Heritage Place, Local Heritage Place and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent State Heritage Place, Local Heritage Place and/or pre-1940s dwelling.

Land Division

- 7 The division of land should only occur where it will:
 - (a) maintain the traditional pattern and scale of allotments;

- (b) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (c) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 8** The division of land should not create a hammerhead, battleaxe or similar configuration allotment.

Heathpool Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Heathpool Traditional Character Policy Area shown on Maps NPSP/18. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that preserves the distinctive and primarily coherent traditional streetscape character created by the pre-1940s dwellings in the Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Heathpool Traditional Character Policy Area is located east of Portrush Road and incorporates the section of the suburb of Heathpool centred around Stafford Grove, Portrush Road, Stannington Avenue, Rothbury Avenue, Lesbury Avenue and Hanson Avenue. This Policy Area is characterised predominately by Tudor Revivals and a range of Bungalows, including a number of Gentleman's Bungalows on the western side of Stannington Avenue, set in landscaped settings on generous size allotments. .

Development in this Policy Area will continue to preserve the cohesive residential character created by the homogenous land division patterns and the large number of interwar dwellings. Single storey detached dwellings located on generous size allotments that reflect the land division patterns of the locality will continue to dominate the character of the Policy Area, with two storey development taking the form of additions in the roof space or at the rear of the dwelling. All second storey components will be designed and sited to ensure that the single storey streetscape character is maintained and that the amenity and visual outlook of the residents in the adjacent dwellings is not compromised.

Where possible pre-1940s dwellings will be retained. New dwellings will generally replace post 1940 dwellings and will be designed to complement the interwar dwellings, particularly elements such as roof form, verandah treatments, building materials, visual articulation and detailing. New dwellings will reflect the scale of the interwar dwellings in the locality, particularly along Stannington and Rothbury Avenues, where the existing dwellings are of a grand scale. Garaging will be located behind the main face of the dwelling or at the rear of the site, to minimise the impact on the streetscape character.

Well vegetated landscaped gardens will continue to be an important feature of this Policy Area. New development will be sited to reflect the front and side setbacks of the adjacent dwellings and will incorporate landscaping to preserve a sense of space and separation. The tree lined streets and wide landscaped verges are a major feature of this Policy Area, adding to the green, spacious character of the area established by the well landscaped gardens. Existing cross-overs and driveways will be retained where possible, resulting in minimal disturbance to the landscaped character of this Precinct.

Land division in this Policy Area will be limited, particularly along Stannington and Rothbury Avenues. Where land division is proposed, it will be of a size that reflects the established land division pattern in the locality and will not result in the creation of hammerhead, battleaxe or similar types of allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure; and
- (e) dependent accommodation.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum site area	800 square metres (where the site has a frontage to Stannington Avenue) 600 square metres (for all other sites)
Minimum frontage	20 metres (where the site has a frontage to Stannington Avenue) 18 metres (for all other sites)
Minimum setback from rear boundary	6 metres
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the primary street frontage)

4 The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area.

5 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a Local Heritage Place and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent Local Heritage Place and/or pre-1940s dwelling.

Land Division

- 6 The division of land should only occur where it will:
 - (a) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (b) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 7 The division of land should not create a hammerhead, battleaxe or similar configuration allotment.

Maylands Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Maylands Traditional Character Policy Area shown on Maps NPSP/14 and 16. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that is sympathetic and compatible with the traditional character created by the pre-1940s dwellings in the Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Maylands Traditional Character Policy Area encompasses a large proportion of the suburbs of Maylands and Evandale, which are characterised by a significant number of single storey pre-1940s dwellings, set predominately on generous well landscaped allotments. In particular, it is the combination of single storey double fronted detached villas and cottages comprising of sandstone, bluestone and red brick construction, built between the late 1800s through to the early 1900s, together with the bungalows and small number of single fronted attached dwellings that evoke the sense of traditional character in this Policy Area.

In general this Policy Area will continue to be characterised by low density residential development, mainly in the form of single storey detached and semi-detached dwellings. Where possible, the intact pre-1940s dwelling stock will be retained, with additions to these dwellings generally located at the side or rear, in order to maintain the integrity of the original dwelling. Where new dwellings are proposed, particularly those adjacent to a Heritage Place, Contributory Item and/or pre-1940s dwelling, they will be designed and sited in a way that shows an understanding of the traditional design elements, avoids poor imitation and maintains the overall amenity of the streetscape.

All development within the Maylands Traditional Character Policy Area will maintain a single storey appearance from the primary street frontage. Where two storey components are proposed they will be located in the roof space or at the rear of the dwelling and will be designed and sited to ensure that the amenity and visual outlook of the adjoining residents is not compromised. New dwellings will reflect the general scale and form of the existing pre-1940s dwellings and will incorporate key design elements such as roof form, verandah treatments, building materials, articulation and detailing. The building materials used will complement the traditional building materials used on the external walls of the pre-1940s buildings with corrugated iron roofing used in preference to tiles. Front and side setbacks will reflect the pattern of the setbacks in the locality.

All dwellings will be complemented with well landscaped gardens that add to the appearance and quality of the streetscape. Crossovers and driveways will be single width so that they do not interrupt the rhythm and streetscape appeal. Low fencing that is compatible with the age and style of the dwelling will continue to define the front boundary of the dwelling.

Whilst opportunities for land division will be limited in this Policy Area, hammerhead, battleaxe or similar configuration allotments will continue to be developed, particularly on larger sites where the creation of these types of allotments support the retention of a pre 1940s dwelling.

The wide streets will continue to be framed by mature trees that make a strong contribution to the landscape character of the Policy Area. Cruickshank Reserve together with the Local Heritage listed Maylands Hotel will continue to act as the focal point within this Policy Area.

Small scale commercial and business activity will be located in either the former corner shops scattered throughout the Policy Area, which were historically designed for non-residential uses, or in converted dwellings along Portrush Road, provided that the introduction of these non-residential uses does not impair the residential amenity of the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling;
- (f) dependent accommodation;
- (g) housing for seniors; and
- (h) shop, office or consulting room, only on sites:
 - (i) where there is a historic basis for such a use; or
 - (ii) with a frontage to Portrush Road.

Form and Character

- 2** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3** Semi-detached dwellings should be designed to present as a single dwelling when viewed from the primary street frontage.
- 4** Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a State Heritage Place, Local Heritage Place, Contributory Item and/or pre-1940s dwelling and a variation is necessary to maintain the prominence of the State Heritage Place, Local Heritage Place, Contributory Item and/or pre-1940s dwelling:

Parameter	Value
Minimum site area	400 square metres (where the site has a frontage to

	Bennett Street) 450 square metres (where the site is located in Evandale-north of Bakewell Road) 500 square metres (any other site not designated above)
Minimum frontage (Detached Dwelling)	12 metres (where the site has a frontage to Bennett Street) 15 metres (where the site is located in Evandale-north of Bakewell Road) 16 metres (any other site not designated above)
Minimum frontage (Semi-detached Dwelling)	8 metres (where the site has a frontage to Bennett Street) 9 metres (where the site is located in Evandale-north of Bakewell Road) 10 metres (any other site not designated above)
Minimum setback from rear boundary	4 metres
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the primary street frontage)

- 5 The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area, except on sites with a frontage to Bennett Street, where the maximum site coverage should not exceed 60 per cent of the total site area.
- 6 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a State Heritage Place, Local Heritage Place, Contributory Item and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent State Heritage Place, Local Heritage Place, Contributory Item and/or pre-1940s dwelling.

Land Division

- 7 The division of land should only occur where it will:
 - (a) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (b) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 8 Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

St Morris Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the St Morris Traditional Character Policy Area shown on Maps NPSP/17 and 22. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that is sympathetic and compatible with the traditional character created by the pre-1940s dwellings in the Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The St Morris Traditional Character Policy Area, encompasses the majority of the suburb of St Morris and incorporates both sides of Gwynne Street, Firlie. It is the regularity reflected in the individual streets, as well as the strong representation of single storey dwellings built between 1915-1940 and the traditional low density nature of development that are the key character elements of this Policy Area.

Development in this Policy Area will conserve the streetscape character created by the single storey detached Bungalows, Villas, Cottages and to a lesser degree Tudors, of modest proportions, set on medium to large sized allotments. Where possible the pre-1940s dwellings will be retained, and will incorporate additions to the side and/or rear of the original dwelling. Where the retention of a pre-1940s dwelling is not viable, new development will present as single storey from the street and will be designed to improve the overall visual amenity of the streetscape, without dominating it. The building materials used will complement the traditional building materials and colours used on the pre-1940s dwellings.

All dwellings will continue to be sited in an appropriate garden setting and will reflect the scale of the existing dwellings, incorporating similar roof profiles and setbacks at the front and side of the dwellings that reflect the pattern established by the pre-1940s dwellings. New dwellings located adjacent to a Local Heritage Place or pre-1940s dwelling will not project forward of the Local Heritage Place or the pre-1940s dwelling. All dwellings will present as single storey from the street in order to maintain the streetscape character. Two storey components located in the roof space or towards the rear of a dwelling, will not compromise the visual amenity from the neighbouring properties.

In this Policy Area land division will only occur where it can retain the very orderly and regular subdivision patterns, setbacks and development patterns in general. Hammerhead, battleaxe or similar configuration allotments may be developed in this Policy Area, provided that the driveway handle is well landscaped.

Front boundaries will continue to be defined by low or open fencing that is compatible with the age and style of the dwelling. Solid high fencing will generally be avoided, however may be considered along the roads carrying high traffic volumes, such as Magill Road and Glynburn Road. Crossovers and driveways will continue to be single width.

St Morris Reserve and Gage Street Reserve will continue to provide attractive public open space for all of the residents within this Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling; and
- (f) dependent accommodation.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

3 Semi-detached dwellings should be designed to present as a single dwelling, when viewed from the primary street frontage.

4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum site area	450 square metres
Minimum frontage	16 metres (Detached Dwelling) 9 metres (Semi-detached Dwelling)
Minimum setback from rear boundary	4 metres
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the primary street frontage)

5 The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area.

6 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a Local Heritage Place and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent Local Heritage Place and/or pre-1940s dwelling.

Land Division

7 The division of land should only occur where it will:

- (a) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
- (b) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.

St Peters Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the St Peters Traditional Character Policy Area shown on Maps NPSP/13 and 19. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

Objective 1: Development that preserves the distinctive and primarily coherent traditional streetscape character created by the pre-1940s dwellings in the Policy Area.

Objective 2: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The St Peters Traditional Character Policy Area encompasses the whole of Seventh Avenue (extending from Harrow Road to Lambert Road), both sides of Eighth and Ninth Avenues that fall within the suburb of St Peters, Tenth Avenue between Harrow Road and Koolaman Street as well as the small residential pocket bounded by Torrens Street, the River Torrens Linear Park, Harrow Road and Richmond Street.

This Policy Area is characterised by the regular pattern of large allotments with consistent frontages and setbacks fronting the wide tree-lined Avenues and Streets, service lanes located along the rear boundary of the allotments along Seventh, Eighth and Ninth Avenues (in St Peters) and the consistent style of predominantly single storey detached dwellings of substantial proportions set in extensive gardens. One of the key features of this Policy Area is the significant number of dwellings which remain as examples of the City's original built form. It is these Cottages, Villas, Bungalows and Tudors, built between 1865 and 1940, that comprise a style that evokes the sense of traditional character. The high proportion of intact pre-1940s dwellings together with the uniformity in allotments sizes, setbacks and frontages makes this a unique area of character, which this Policy Area aims to preserve. Compatibility with these pre-1940s dwellings and the adjacent Historic (Conservation) Zones will be an important consideration in the design and siting of a development.

Development in this Policy Area will retain and enhance the traditional character created by the uniformity of the Avenues and the development patterns that have formed around them. Old and new development will be combined in a way that shows an understanding of the traditional design patterns and improves the overall visual amenity of the streetscapes. All new dwellings will be designed to achieve the appearance of a single storey detached dwelling as viewed from the primary street frontage. They will exhibit design excellence and will emulate the general scale and form of the existing traditional pre-1940s character dwellings, incorporating key design elements of the original built form, in terms of roof forms, verandah treatments, building materials, articulation and detailing. Corrugated iron roofing will generally be used in preference to tiled roofs, except in locations where Terracotta Marseilles tiles are a common roofing material. The building materials used will complement and reinforce the traditional colours and building materials (such as red brick, rendered masonry and dressed and coursed bluestone and sandstone) used on the external walls of the pre-1940s buildings. Verandahs along the front elevation are another important element that will be incorporated into the design of all new dwellings.

Where they exist, rear access lanes (shown on Map NPSP/1 (Overlay 4)) will be used for the purpose of vehicular access onto a site. No dwellings will have their primary street frontage facing a lane. Landscaping around a dwelling, particularly in the front garden, will continue to be an important design element in this Policy Area as it softens the transition between the tree-lined streets and the dwellings and adds to the appearance and quality of the streetscape.

Given the intact nature of this Policy Area, opportunities for land division will be limited. However, where land division is proposed, it will be of a size that reflects the established land division pattern in the locality and will not result in the creation of hammerhead, battleaxe or similar types of allotments.

This means that in some locations there will be limited opportunity for infill development, while in other locations varying degrees of infill development will be possible, provided it is carefully managed and sited within the streetscape so as not to detract from the regularity and built form rhythm of the street.

In the St Peters Traditional Character Policy Area small scale non-residential development will only occur where there is a historical basis for such a use, and only where the associated car parking can be accommodated within the development site and where it can be demonstrated that the impact of the development on local traffic conditions and the residential amenity of adjacent areas will not be affected.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) dependent accommodation; and
 - (f) housing for seniors.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum site area	600 square metres
Minimum frontage	18 metres
Minimum setback from rear boundary	<p>4 metres (except on sites where the rear boundary has a frontage to a laneway)</p> <p>No minimum (for sites where the rear boundary fronts a laneway which is 6 metres or more in width)</p> <p>A setback equal to the additional width required to make the laneway 6 metres in width (for sites where the laneway is less than 6 metres in width).</p>
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the

primary street frontage)

- 4 The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area.
- 5 The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage at least the same distance as the alignment of the main face of the adjacent pre-1940s dwelling.

Land Division

- 6 The division of land should only occur where it will:
 - (a) maintain the traditional pattern and scale of allotments;
 - (b) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (c) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 7 The division of land should not create a hammerhead, battleaxe or similar configuration allotment.

Trinity Gardens Traditional Character Policy Area

Introduction

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Trinity Gardens Traditional Character Policy Area shown on Maps NPSP/14,16,17 and 22. These provisions are additional to those expressed for the Residential Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development that is sympathetic and compatible with the traditional character created by the pre-1940s dwellings in the Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Trinity Gardens Traditional Character Policy Area encompasses the majority of the suburb of Trinity Gardens. Whilst single storey detached dwellings are the predominant building form in this Policy Area, it is the Bungalows, Cottages and to a lesser degree, Villas, on generous size allotments, that dominate the built character of the Policy Area. This strong representation of pre-1940s development together with the regularity reflected in the street and allotment layout and the uniform building setbacks, are the central character elements of this Policy Area that need to be respected.

Development within this Policy Area will maintain the homogenous low scale residential character created by the predominately single storey mix of pre-1940s detached dwellings set within the very orderly grid street and allotment layout. Opportunities to subdivide land will be limited in the Policy Area, particularly in the eastern portion of Policy Area around Hereford and Canterbury Avenues, which was established in the 1920s as a Model Garden suburb. In particular hammerhead, battleaxe or any other allotment of a similar configuration is not appropriate in this Policy Area.

Generally, new development within this Policy Area will not result in an increase in density but rather will be in the form of one for one dwelling replacement. In limited circumstances, carefully designed semi-detached dwellings that present as a single dwelling, when viewed from the primary street frontage, will be established.

Existing and new development will be combined in a way that respects the scale, siting and setback patterns established by the pre-1940s dwellings. All new development within the Policy Area will maintain a single storey appearance along the primary street frontage, however may include a second storey within the roof space or at the rear of the dwelling. The design of new dwellings will range from dwellings that replicate pre-1940s dwellings through to a variety of contemporary designs which incorporate innovation and design excellence, but do not dominate the streetscape character. All dwellings will integrate traditional design elements such as pitched roofs and verandahs, into the design of the dwelling and will use a combination of traditional materials to reflect the traditional character of the Policy Area. Additions to Heritage Places and dwellings constructed prior to 1940 will be located at the side or rear of the dwelling and will be undertaken in a sympathetic manner, so as not to detract from the original design of the building, when viewed from the primary street frontage.

Dwellings will be setback from the boundary of roads a distance equal to that of the surrounding dwellings. In localities where the setback is not consistent, new development will not project forward of existing dwellings, particularly if the adjacent dwellings are heritage places or pre-1940s dwellings that make a positive contribution to the desired character of the Policy Area, or dominate the streetscape.

Front boundaries will continue to be defined generally by low open style fencing which reflects the style and age of the dwelling. Solid high front fencing will be avoided, however may be considered along roads carrying high traffic volumes, such as Magill Road. Cross overs and driveways will continue to be restricted to single width, to ensure that the rhythm and streetscape appeal is not interrupted. Landscaping around a dwelling, particularly in the front garden, will continue to be an important design

element in this Policy Area as it enhances the dwelling and adds to the appearance and quality of the streetscape. The reasonably wide streets will continue to be defined by a variety of street trees.

Koster Reserve and Trinity Gardens Memorial Reserve will continue to be a focal point for the residents that front the Reserves and will provide attractive public open spaces for all of the residents within the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) semi-detached dwelling; and
 - (f) dependent accommodation.

Form and Character

- 2** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3** Semi-detached dwellings should be designed to present as a single dwelling, when viewed from the primary street frontage.
- 4** Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a Local Heritage Place and/or pre-1940s dwelling and a variation is necessary to maintain the prominence of the pre-1940s dwelling:

Parameter	Value
Minimum site area	550 square metres
Minimum frontage	18 metres (Detached Dwelling) 12 metres (Semi-detached Dwelling)
Minimum setback from rear boundary	4 metres
Maximum building height (above natural ground level)	1 storey (with the ability to provide a second storey within the roof space or at the rear of the dwelling provided that the dwelling maintains a single storey appearance along the primary street frontage)

- 5** The maximum site coverage of all buildings and structures should not exceed 50 per cent of the total site area.
- 6** The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a Local Heritage Place and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road

frontage at least the same distance as the alignment of the main face of the adjacent Local Heritage Place and/or pre-1940s dwelling.

Land Division

- 7** The division of land should only occur where it will:
 - (a) create allotments of a size and dimension that conform with the minimum street frontage and site area; and
 - (b) provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding buildings.
- 8** The division of land should not create a hammerhead, battleaxe or similar configuration allotment.
- 9** No additional allotments should be created wholly or partly along Hereford or Canterbury Avenues.

RESIDENTIAL MIXED CHARACTER ZONE

Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Mixed Character Zone shown on Maps NPSP/4,6,7,8,9,10,11 and 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 its Policy Areas are additional to the City Wide provisions expressed for the whole of the Council area.

The Residential Mixed Character Zone contains the following Policy Areas shown on Maps NPSP/13,14,15,16,17,18,20 and 22.

Evandale/Marryatville
Hackney
Norwood
Payneham South

OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types at low to medium densities.
- Objective 2:** Development that is sympathetic to and contributes to the variety and interest created by the density and character variations associated with the pre-1940s development in the locality.
- Objective 3:** The retention and conservation of buildings that were constructed between the mid-1800s through to the mid-1900s, where these surviving buildings contribute positively to the desired character of the relevant Policy Area.
- Objective 4:** Infill development that is designed to complement the character elements of the area, particularly as presented to the streetscape.
- Objective 5:** Development that contributes to the desired character of the Zone.
- Objective 6:** Development that incorporates high standards of design, building materials and landscaping.
- Objective 7:** The continuation of small scale non-residential uses on sites where there is a historic basis for such a use, or where the non-residential use will not diminish the traditional character or adversely impact on the residential amenity.

DESIRED CHARACTER STATEMENT

The Residential Mixed Character Zone comprises areas originally established from the mid-1800s through to the mid-1900s that have since been overlaid with significant amounts of relatively recent redevelopment, which has resulted in a mixed built form character. Whilst an overlay of newer development is more evident in some locations than it is in others, it is the underlying character, which may, for example, be defined by remnant pockets of the original built form, or by dwellings set in spacious garden allotments, that is the valued element that this Zone aims to protect.

Whilst the general age of the Zone's built form is the unifying theme, the nature of the traditional development varies widely from locality to locality and within each locality, ranging from medium density rows of workers cottages fronting narrow streets, through to substantial homes on generous allotments. This variation in character, which generally relates to the style and mix of dwellings, allotment sizes, land division patterns and streetscapes, is further defined in the individual Policy Areas.

One of the key attributes of this Zone is the significant number of State and Local Heritage Places located throughout the Zone, particularly in Hackney and Norwood. These Heritage Places are prime examples in the localities containing original built form. In addition to the numerous State and Local Heritage Places found throughout the Zone, there are many other dwellings, which remain as examples of the original built form of the City, which also make a significant contribution to the existing character of a locality. The dwelling styles that evoke a sense of traditional character include Villas, Cottages, Row Cottages, Bungalows and Tudors, generally predating 1940. In this context, where these original dwellings are in an intact pocket of pre-1940s dwellings and they are structurally sound and have not been significantly altered, their retention will be strongly encouraged.

The primary intent of this Zone is to protect and enhance the underlying traditional character, created by the built form of the late 1800s and early 1900s, through the retention of these valuable old buildings, while at the same time allowing for sympathetic infill development, in appropriate locations, that is of a high quality and complements the existing mixed character.

Whilst residential development in the Zone will continue to cater for a range of housing types and tenures, new development will have minimal impact on the valued traditional character. In some locations, this will mean that there will be very limited opportunity for infill development while in other locations, varying degrees of infill development will be carefully managed within the character context of the locality. Compatibility with the existing Heritage Places and Contributory Items in the adjacent Historic (Conservation) Zones will also be an important consideration in the design and siting of development.

With the exception of sites fronting Payneham Road, in this Zone the continuation and reintroduction of non-residential uses will only occur where there is a historic basis for such a use, or where the non-residential use is of a small scale and will not detract from the traditional character or adversely impact on residential amenity.

With cycling becoming an increasingly popular form of transport and recreation, development on public and private land should consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages, which can be shared safely by both pedestrians and cyclists.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Zone:
 - (a) dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuildings in association with a dwelling;
 - (d) dependent accommodation;
 - (e) supported accommodation and housing for seniors; and
 - (f) small scale non-residential use that serves the local community, only where there is a historic basis for such a use, or where the non-residential use is small scale and will not detract from the desired character or adversely impact on the residential amenity.
- 2** Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development and the desired character of the Policy Area.
- 3** Development listed as non-complying is generally inappropriate.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the Zone.
- 5 The built form of a development should be appropriate to the size of the allotment on which it is to be constructed, the width of the street on which it is to be located and the desired streetscape character of the locality.
- 6 Residential development should provide a range of housing types.
- 7 Supported Accommodation and Housing for Seniors may be developed at residential densities higher than those specified for dwellings in the relevant Policy Area, provided:
 - (a) the development does not result in an overall site coverage substantially greater than that specified in the relevant Policy Area;
 - (b) the overall bulk and scale, appearance and function of the development is compatible with the Objectives for the Zone and the relevant Policy Area;
 - (c) the demand for garaging and car parking spaces is less than what would be required for the development of other types of dwellings; and
 - (d) opportunities are provided for significant landscaping, private and communal open space and where appropriate, on-site stormwater management, on the development site.

Design and Appearance

- 8 All development should exhibit design excellence.
- 9 In localities where heritage places and/or pre-1940s dwellings prevail, development should take design cues from the surrounding pre-1940s dwellings. In doing this, the development should not replicate the historic detailing; however the design elements should be compatible with the building and streetscape character and should include but not be limited to:
 - (a) scale and bulk;
 - (b) width of frontage;
 - (c) boundary setback patterns; and
 - (d) proportion and composition of design elements such as roof lines, pitches, openings and verandas.
- 10 In localities where pre-1940s dwellings do not prevail, new residential development should be innovative and contemporary in nature. .
- 11 Alterations and/or additions to a pre-1940s building should be located to the rear or side of the existing building and be sympathetic to the scale, form, setting and external materials of the existing dwelling.
- 12 Garages and carports should:
 - (a) be located to the rear of the dwelling as a freestanding outbuilding; or
 - (b) where adjacent to or attached to the dwelling, be sited alongside the dwelling and set back behind the main face of the dwelling, so that it results in a minor streetscape element.
- 13 Other than along the western side of Osmond Terrace, the former Sanitarium site and sites with a frontage to Payneham Road, undercroft and/or below ground garaging should not be developed within the Zone.

Advertisements

- 14** Advertisements and signage should not occur within the Zone other than for business identification purposes of non-residential uses and home-based businesses.
- 15** Advertisements or signage for the business identification of non- residential uses should only occur where they are located on shop fronts, parapets and wall panels, below the canopy or verandah, on fascias, verandah blinds, infill end panels or windows, and in a manner which is complementary to the architecture and scale of the building. All other advertisements including those at canopy level, above canopy, roof level and on residential buildings, except where the residential building contains a home-based business, should not occur within the Zone.

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 achieves one or more of the following:

- (a) moves, rotates or incorporates flashing lights;
- (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 except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed for the use as a shop, office or consulting room and has a total gross leasable floor area of 250 square metres or less;
- (b) the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it involves an alteration and/or addition to an existing consulting room and it has a total gross leasable floor area of 250 square metres or less.

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.

Electricity Substation, except where it achieves one of the following:

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Office except where it achieves one of the following:

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

Petrol Filling Station

Public Service Depot
Restaurant
Road Transport Terminal
Service Trade Premises

Shop or group of shops, except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed and used as a shop or group of shop and 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) it involves an alteration and/or addition to an existing shop or group of shops and has a total gross leasable floor area of 150 square meters or less, or 250 square metres or less, when the site fronts an arterial road.

Store
Telecommunications Facility
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)

Evandale/Marryatville Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Evandale/Marryatville Policy Area shown on Maps NPSP/14,17,18 and 20. These provisions are additional to those expressed for the Residential Mixed Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A Policy Area accommodating a mix of dwelling types at densities ranging from low to medium density.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Evandale/Marryatville Policy Area encompasses portions of the suburbs of Evandale, Payneham and Stepney, small sections of Joslin and St Peters, which have a direct frontage to Payneham Road, a small pocket along Nelson Street and the portion of Marryatville centred around Burwash, Clapton, Dudley and Romney Road. In this Policy Area the mixed character, is derived predominantly from the variety of post 1940s housing types and styles that have been overlaid into the pre-1940s areas, generally at densities higher than the original density.

In Marryatville it is the mix of contemporary single storey and two storey semi-detached dwellings, row dwellings and residential flat buildings, together with the pre-1940s single and double fronted Cottages, mainly along the southern section of Dudley Road and the Bungalows predominately along Clapton Road and Romney Road, which create the locality's mixed character. In the Stepney, Evandale and Payneham sections of the Policy Area, it is the mix of architectural styles, dominated mainly by single storey Bluestone and Sandstone single and double fronted Cottages, Villas and Bungalows built between 1895 and 1940, in both spacious and intimate settings, set generally along narrow tree-lined streets, with generally open or low style front fencing combined with a range of more recent semi-detached dwellings and residential flat buildings that create the pleasant mixed streetscape character of this Policy Area. On the north western side of Payneham Road, the mixed character is derived from the range of single storey dwellings, built around the early 1900s, located on generous size allotments, whilst on the southern side of Payneham Road it is the mix of more contemporary generally medium density dwelling types nestled within a mix of land uses, that give it its mixed character.

In general this Policy Area will continue to provide a mix of low to medium density residential development, which complements without imitating the character derived from the remaining elements of the original pre-1940s built form. In localities with a distinctive and generally cohesive pre-1940s character, represented by Local Heritage Places and/or pre-1940s dwellings, the retention of the low scale intimate character derived from the prevailing heights, setbacks and frontages of the remaining pockets of pre-1940s dwellings is envisaged. In these localities the building facades of new dwellings will be composed in a more traditional manner adopting key character elements that complement, without replicating the finer architectural detail of the dominant pre-1940s architectural styles. Where 1940s dwellings are retained and additions are proposed, these additions will be located at the side or rear of the dwellings to maintain the original single storey streetscape appearance of the dwellings.

In localities where the character has evolved, and a more contemporary character is evident, new development will achieve a cohesive streetscape, whilst allowing for a variety in housing forms, styles and densities. Development will comprise mainly of single storey dwellings, with two storey and some three and four storey development appearing in locations where there is an absence of historic character and along the Payneham and Portrush Road frontages. All development within the Policy Area will be of a high architectural standard and will be of a scale appropriate to the size of the allotment.

In Evandale, Marryatville and Stepney, dwellings will continue to comprise of a combination of low rise single storey and two storey detached, semi-detached, row and group dwellings, set on a range of

allotment sizes with small setbacks and separation distances. Variations to this character will continue to be found along the Payneham Road frontage, where intensive multi-unit developments on deep allotments will continue to dominate the character, and in Payneham, north of Sewell Road, where the redevelopment of sites will generally deliver a higher yield comprising of a range of medium density residential developments. It is these two areas that will provide the greatest opportunity for infill development in this Policy Area.

Development located at the interface of the adjacent Residential Historic (Conservation) Zones in Maylands, Stepney and Payneham, will complement the intimate and traditional character created by the Zone's Contributory Items.

Commercial development will continue to be a key feature along the Payneham Road and Portrush Road frontages, with some small scale non-residential development also occurring on sites with a frontage to Kensington Road. Whilst non-residential uses will continue to be supported on the arterial road frontages, they will be of a scale and nature appropriate to the location and will only occur on sites where the associated car parking can be accommodated within the development site and where the residential amenity of adjacent areas will not be affected. For example the conversion of dwellings to small scale offices or consulting rooms is supported along the arterial road frontages, particularly the Payneham Road and Portrush Road frontages. Where residential development is proposed adjacent to these non-residential uses, or in the upper storeys of mixed use buildings, it will be designed having regard to the amenity of the occupants, ensuring that the occupants have access to light and ventilation.

New development will be setback a distance that generally reflects the pattern established by the adjacent dwellings and will include provision for the establishment of a landscaped front garden or common area to provide a buffer between the development and the street. In particular, the front and side setbacks of development along Payneham Road will make a positive contribution to the public realm and will provide a more pleasant environment for pedestrians adjacent to the arterial road. In the minor streets, front boundaries will continue to be defined by fencing that is compatible with the style of the dwelling and will generally be low in height.

Crossovers and driveways, particularly on sites with a frontage to Kensington, Payneham and Portrush Roads will be located to minimise the disturbance to the flow of traffic. Garaging will continue to be a discrete element of the development. With the exception of multiple dwelling developments with a frontage to Payneham Road, undercroft and below ground garaging will generally not be supported in this Policy Area. Where undercroft or below ground garaging is incorporated into a development it will be designed and located to minimise the disturbance to the streetscape appearance.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) semi-detached dwelling;
 - (f) row dwelling;
 - (g) group dwelling;
 - (h) affordable housing;
 - (i) residential flat building (only on sites with a frontage to Payneham Road);

- (j) dependent accommodation;
- (k) supported accommodation and housing for seniors;
- (l) consulting room (only on sites with a frontage to an arterial road); and
- (m) office (only on sites with a frontage to an arterial road).

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Where a new dwelling is constructed alongside, or within a group of pre-1940s residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing pre-1940s buildings.
- 4 In localities where pre-1940s dwellings prevail, development of a new building or building addition should result in a dwelling that has a single-storey appearance along the primary street frontage and secondary street frontage, but may include:
 - (a) sympathetically designed two-storey additions that utilise or extend the roof space to the rear of the dwelling, such as attics with dormer windows (refer to Figure 18 below); or

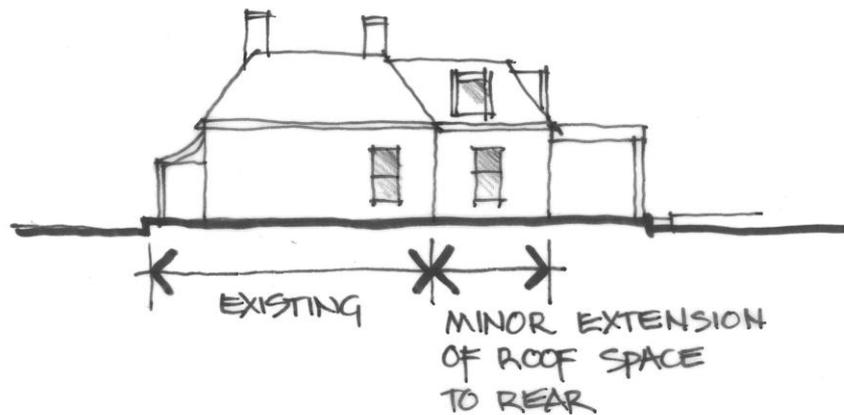


Figure 18

- (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 19 below); or

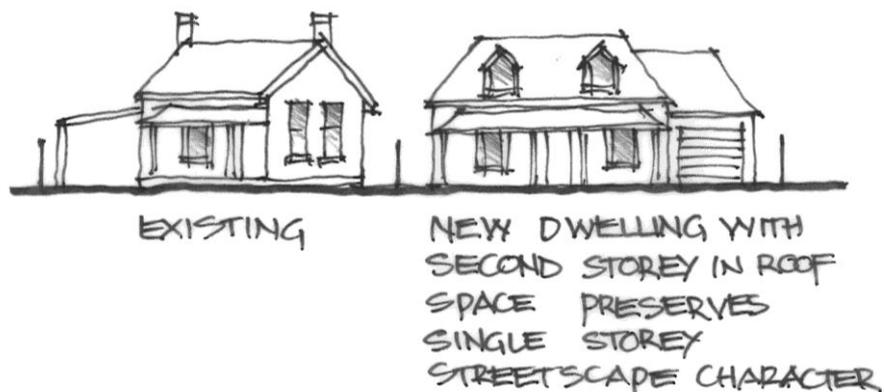


Figure 19

- (c) second storey component located to the rear of a building (refer to Figure 20 below); and

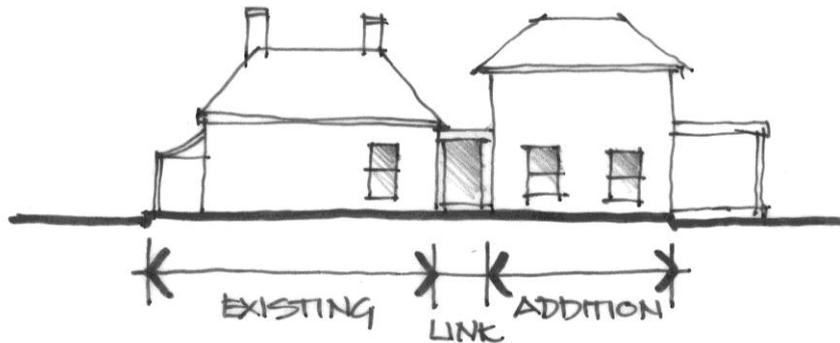


Figure 20

- (d) in all of these instances:
- (i) should be of a building height, scale and form that is compatible with the existing development in the locality;
 - (ii) should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;
 - (iii) should not adversely overshadow or adversely impact on the privacy of neighbouring properties;
 - (iv) should not compromise the single storey appearance of the building from the street; and
 - (v) the total width of second storey windows should not exceed 30 percent of the total wall length along each elevation and should be designed so as to not overlook the private open space of adjoining dwellings.

5 In localities where pre-1940s dwellings do not prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Building Height	Maximum Building Height
Nelson Street Frontage Payneham (area bounded by Sewell Avenue, Victoria Street, Portrush Road and Payneham Road) Payneham Road Frontage (north western side) Portrush Road Frontage	No minimum	3 storeys (above natural ground level)
Payneham Road Frontage (south eastern side)	2 storeys (above natural ground level)	4 storeys (above natural ground level)
Any area not designated above	No minimum	2 storeys (above natural ground level)

6 Development comprising of four storeys should only occur on sites greater than 2000 square metres.

- 7** In localities where pre-1940s dwellings prevail, the site area per dwelling should be consistent with that of the pre-1940s dwellings. In all other localities the minimum site area per dwelling should not be less than that shown in the following table:

Designated Area	Site Area (square metres)
Evandale or Stepney (except where the site has a frontage to Payneham Road)	250
Marryatville	200
Payneham (except where the site has a frontage to Payneham Road)	180
Site with a frontage to Payneham Road	150

- 8** A dwelling site should have a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Frontage (metres)
Detached Dwelling	10
Semi-detached Dwelling	8
Row Dwelling	6
Group Dwelling	18 (total development site frontage)
Residential Flat Building	18 (total development site frontage)

- 9** A lesser frontage may be considered in circumstances where the site frontage of the adjoining dwellings is less.
- 10** Development on sites with a frontage to Payneham Road should achieve gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare).

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $40 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 11** All development with a primary frontage to Payneham Road should be set back a minimum of 8 metres from the road frontage, except where a variation is necessary to accommodate the required width for road widening as set out in the Metropolitan Road Widening Plan, or to accommodate the width required for an indented bus bay. In all other localities the front setbacks of new dwellings should reflect the pattern established by the adjoining dwellings.
- 12** Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	1 metre from at least one side boundary
Minimum setback from side boundaries (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
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage or laneway) 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 (ground level) 6 metres (upper level)

- 13** All upper level components of buildings should be set back from the side and rear boundary a distance that would minimise the visual bulk and adverse impacts on neighbouring development, such as overshadowing and overlooking.
- 14** The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area, except in the suburbs of Marryatville and Stepney, where the maximum site coverage should not exceed 70 per cent of the total site area.
- 15** Development at a density higher than the density of the surrounding locality should only occur where the site is not located between two heritage places and/or pre-1940s dwellings, and/or not in a locality with a high concentration of pre-1940s dwellings.
- 16** Vehicle parking, on sites with a frontage to an arterial road, should be located to the rear of the development or not be visible from public land along the primary road frontage.

Land Division

- 17** Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and Policy Area can be achieved.
- 18** Land division should create allotments that vary in size to encourage housing diversity.
- 19** Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.
- 20** Allotments in Payneham or with a frontage to Payneham Road may be amalgamated to facilitate co-ordinated and efficient development.

Hackney Policy Area

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 are additional to those expressed for the Residential Mixed Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A Policy Area that maintains a mixed low to medium density residential character.
- Objective 2:** Development that retains the traditional character elements of the Policy Area.
- Objective 3:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Hackney Policy Area encompasses three areas within the Residential Mixed Character Zone, the area bounded by Hackney Road, Richmond Street, Torrens Street and St Peters College and two small pockets located along North Terrace adjacent to Trinity Street. This Policy Area is characterised by a mix of pre-1940s building styles and range of dwelling sizes, which exhibit the broad era and pattern of development in this locality, and reflect the status of the original residents. Hackney Hotel forms a significant landmark within this Policy Area.

Development in the Hackney Policy Area will continue to maintain a mixed low to medium density residential character centred predominantly around a consistent pattern of narrow streets. The significant number of Local Heritage Places, Contributory Items in the adjacent Historic Conservation Zones and mix of pre-1940s character buildings, which range from single and double fronted Cottages, Villas, Bungalows and Grand Mansions located along Hackney Road, will continue to be the key reference point for new development.

Development within this Policy Area will continue to comprise mainly of single storey dwellings along the more intimate side streets, with two storey and some three storey dwellings appearing, in localities such as Hackney Road, North Terrace and the former Sanitarium site, where there is an absence of historic character. In the side streets such as Richmond, Bertram, Oxford, Cambridge, Hatswell and Trinity, dwellings will comprise of a combination of detached, semi-detached and row dwellings, set closely on small narrow fronted allotments, built close to the street with minimal setbacks and separation distances, with more grand and spacious dwellings or groups of dwellings, comprising of greater setbacks, located along the Hackney Road frontage.

The former Sanitarium site in Hackney, will provide the greatest opportunity for infill development in this Policy Area. Development on this site will provide a range of dwelling sizes and types, including a component of affordable housing, in close proximity to the Adelaide Central Business District and all of the cultural delights that the City of Adelaide has to offer. It will comprise of medium density residential development of up to three storeys, along the eastern boundary of the site, adjacent to the St Peters College, and a combination of low rise single storey and two storey detached, semi-detached and row dwellings along the Hackney Road and Cambridge Street frontages. Development located at the interface of the adjacent Residential Historic (Conservation) Zone will complement without replicating the intimate character created by the Zone's Contributory Items.

In localities where there is a predominance of Local Heritage Places and pre-1940s dwellings, the retention of the pre-1940s dwellings will be encouraged, with alterations and additions to Local Heritage Places and pre-1940s dwellings located at the side or rear of these dwellings. In these localities, new dwellings will be similar in style to the surrounding pre-1940s buildings in terms of scale and roof form, however they will respect the integrity of the original buildings by avoiding the replication of the finer architectural detail. In localities where there is an absence of Local Heritage Places or pre-1940s dwellings, new dwellings may be developed at a density higher than the existing density to maximise the locational advantage of this Policy Area.

Front and side setbacks will reflect the pattern established by the Local Heritage Places and pre-1940s dwellings. The front boundaries will continue to be defined by fencing that is compatible with the style of the dwelling and will generally be low in height.

Although street trees are not a dominant feature in this Policy Area, the mature trees that are scattered throughout the Policy Area, in the adjacent residential areas and the Adelaide Parklands will continue to provide an elegant backdrop.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) semi-detached dwelling;
 - (f) row dwelling;
 - (g) group dwelling (only on sites with a frontage to Hackney Road);
 - (h) residential flat building (only on the former Sanitarium site);
 - (i) affordable housing;
 - (j) dependent accommodation; and
 - (k) supported accommodation and housing for seniors.

Form and Character

- 2** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3** Development should reflect the prevailing streetscape character of the immediate locality.
- 4** Where a new dwelling is constructed alongside a Heritage Place, Contributory Item or within a group of pre-1940s residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 5** On a site of, or a site adjacent to (except where the adjacent site is located along Hackney Road), a Local Heritage Place, Contributory Item or in a locality where pre-1940s dwellings prevail, development of a new building or building addition should result in a dwelling that has a single-storey appearance along the primary street frontage and secondary street frontage, but may include:
 - (a) sympathetically designed two-storey additions that utilise or extend the roof space to the rear of the dwelling, such as attics with dormer windows (refer to Figure 21 below); or



Figure 21

- (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 22 below); or

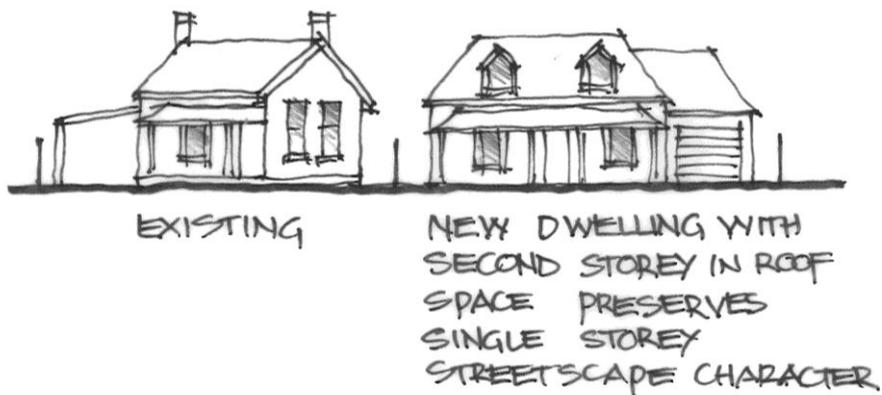


Figure 22

- (c) second storey component located to the rear of a building (refer to Figure 23 below); and

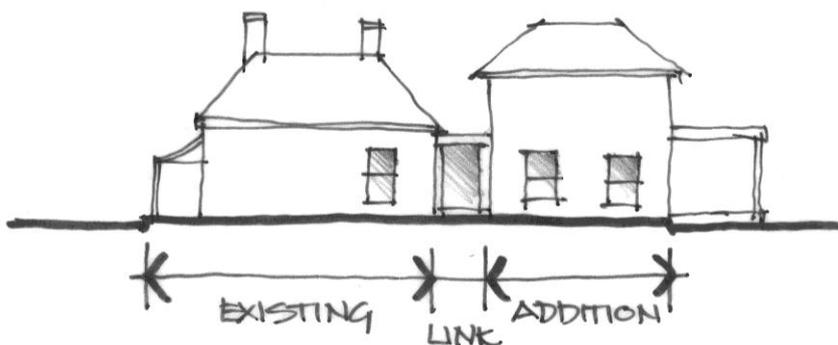


Figure 23

- (d) in all of these instances:
- should be of a building height, scale and form that is compatible with the existing development in the locality;
 - should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;

- (iii) should not adversely overshadow or adversely impact on the privacy of neighbouring properties;
- (iv) should not compromise the single storey appearance of the building from the street; and
- (v) the total width of second storey windows should not exceed 30 percent of the total wall length along each elevation and should be designed so as to not overlook the private open space of adjoining dwellings.

6 Development on sites that are not a Local Heritage Place, or adjacent to a Local Heritage Place or Contributory Item, and/or in a locality where pre-1940s dwellings prevail, should not exceed two storeys in height above natural ground level, except on the former Sanitarium site, where it should not exceed three storeys in height above natural ground level.

7 On a site adjacent to (except where the adjacent site is located along Hackney Road), a Local Heritage Place or Contributory Item, and/or in a locality where pre-1940s dwellings prevail the site area per dwelling resulting from new development should be consistent with the site areas of the adjacent dwellings. All other sites should not be less than 200 square metres, except on the former Sanitarium site, where the site area per dwelling (exclusive of common areas) should not be less than 150 square metres.

8 A dwelling site should have a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Frontage (metres)
Detached Dwelling	9
Semi-detached Dwelling	7
Row Dwelling	6
Group Dwelling	18 (total development site frontage)
Residential Flat Building	18 (total development site frontage)

9 A lesser frontage than that specified in the table above for a detached, semi-detached or row dwelling, on the former Sanitarium site, should only be considered where rear vehicular access to service the garaging and parking areas can be provided.

10 Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a Local Heritage Place, Contributory Item and/or pre-1940s dwelling and a variation is necessary to maintain the prominence of the Local Heritage Place, Contributory Item and/or pre-1940s dwelling:

Parameter	Value
Minimum setback from primary road frontage	6 metres (Hackney Road) 4 metres (Richmond Street) 3 metres (Any area not designated above) (except where a variation is necessary to accommodate the required width for road widening as set out in the Metropolitan Road Widening Plan, or to accommodate the width required for an indented bus bay)

Minimum setback from rear boundary (except where the rear boundary is along a secondary street frontage or laneway)	3 metres (ground level) 5 metres (upper level)
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Minimum setback from rear boundary (where the rear boundary is along a secondary street frontage or laneway)	No minimum
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- 11** The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area, on sites with a frontage to Hackney Road, or 70 per cent of the total site area on all other sites.
- 12** The side setbacks of new dwellings should reflect the pattern established by the adjoining Local Heritage Places, Contributory Items and/or pre-1940s dwellings.
- 13** Development should preserve and enhance streetscapes within the Policy Area by:
 - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality; and
 - (b) limiting the number of driveway crossovers.

Land Division

- 14** Land division should create allotments that vary in size to encourage housing diversity and should have an area of not less than:
 - (a) 150 square metres on the former Sanitarium site; or
 - (b) 200 square metres for all other sites.
- 15** Other than sites with a frontage to Hackney Road, the division of land should not create a hammerhead, battleaxe or similar configuration allotment.

Norwood Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Norwood Policy Area shown on Maps NPSP/15 and 16. These provisions are additional to those expressed for the Residential Mixed Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A Policy Area that accommodates a range of dwelling types, including innovative housing designs, located close to The Norwood District Activity Centre and public transport.
- Objective 2:** Development that retains the traditional character elements of the Policy Area.
- Objective 3:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Norwood Policy Area comprises a large portion of the suburb of Norwood, which is bounded by Kensington Road, Fullarton Road, Magill Road and Portrush Road and a small pocket in Kent Town located on the corner of College Road and Grenfell Street.

Development in the Norwood Policy Area will continue to maintain a mix of low to medium density residential development, which complements and supports the physical and cultural heritage of Norwood and its proximity to The Parade, Magill Road and the City of Adelaide. The wide tree lined streets of Osmond Terrace, Beulah Road, Sydenham Road, William, Charles, Elizabeth, Edward, George and Queen Streets, will continue to be complemented by narrow more intimate streets such as Margaret, Cairns and Rosemont, which reflect the variation in development patterns during the main era of development.

One of the key features of this Policy Area will continue to be the historical variation in allotment sizes, frontages and densities, which is reflected in the diverse range of housing styles. Whilst single and double fronted bluestone and sandstone cottages and villas, in detached and semi-detached configurations, are the predominant architectural style within this Policy Area, the scattering of bungalows also plays a significant role in contributing to its unique character. In localities where the traditional pre-1940s built form is prominent, or where a potential development site is adjoined by Heritage Places and/or pre-1940s dwellings, the character derived from the historic built form will be the key reference point for new development. Compatibility with the existing Heritage Places and the adjacent Historic (Conservation) Zones will also be an important consideration in the design and siting of development.

In localities where there is a predominance of pre-1940s dwellings, the retention of these original dwellings will be encouraged. Where their retention is not viable or desired, new development will be designed to maintain a single storey appearance from the street and will be of a scale, density and built form that reflects the scale, density and built form of the adjacent pre-1940s dwellings. In these localities new development will continue to exhibit design excellence and incorporate, without replicating, elements of the traditional character in terms of roof forms, verandah treatments and building materials. Alterations and additions to pre-1940s dwellings will be located to the side or rear of these dwellings, to ensure that the dwellings contribution to the streetscape is not compromised.

In localities where the character has evolved, and a more contemporary character is evident, new development will continue to exhibit innovative and contemporary design forms and may be of a density that is slightly higher than the original density, reflecting the locational advantage of this Policy Area. In these localities, new development will generally be two storeys in height, with the exception of Kensington Road, where development may be up to three storeys in height.

In the smaller more narrow streets, including Clarke, Rosemont, Birrell, Cairns, Henry and Hall Streets, the northern side of Wall Street, western end of Sheldon Street, the northern end of Church Avenue,

the western side of Margaret Street and the northern portion of Gertrude Street, which comprise of an intimate historic character created by the narrow streets, smaller allotments and the cohesive streetscape, there will be limited opportunity for infill development. New development in these narrow streets will generally comprise of the replacement of existing dwellings at the same density and will maintain the intimacy established by the pre-1940s dwellings in terms of height, frontage and setbacks. In all of the other minor streets, where historic character is not evident, development will be of a density that reflects the size of the allotment and the width of the street.

On William Street, Charles Street, Sydenham Road, Elizabeth Street, the eastern side of Osmond Terrace, Edward Street, George Street and Queen Street, development will generally be of a height and scale that complements the adjacent heritage places and pre-1940s dwellings. In the localities along these streets, where there is a consistent and recognisable land division pattern and pre-1940s built form, opportunities for land division and infill development will be limited. Infill development, with opportunities to increase density, will generally occur on sites that are not adjacent to a heritage place and/or not within an area of intact pre-1940s character.

Osmond Terrace will continue to be a prominent residential boulevard running through the centre of this Policy Area. The eastern side of Osmond Terrace, will retain its single storey traditional character, dominated by pre-1940s dwellings of a generous scale, set within spacious well landscaped gardens. The western side of Osmond Terrace, will continue to be framed predominantly by grand two storey dwellings set on more compact allotments. In the vicinity of the Norwood Primary School, development will complement the scale and character of the historic school buildings, which are an important element of the Osmond Terrace streetscape.

Along College Road and Grenfell Street, Kent Town, development whilst contemporary, will continue to be low scale and will be designed to respect the traditional character of the development within the adjacent Residential Historic (Conservation) Zone.

The scale and bulk of new development will not be the dominant feature in any streetscape. In this context, careful consideration will be given to the potential impact on the streetscape of garaging, driveways, roof profiles, parapet walls, porticos and front fences. Cross-overs and driveways should continue to be single width, resulting in minimal disturbance to the original streetscape appearance. Where practicable, existing crossovers will be used, however where the creation of a new crossover is required, it will be located so that it does not require the removal of any street trees. Undercroft and below ground garaging, will only be established on sites located on the western side of Osmond Terrace, and only where it does not dominate the street appearance of the dwelling.

In the wider streets such as William Street, Edward Street and Elizabeth Street, front landscaped gardens will continue to be used to soften the transition between the street and the dwelling. These gardens together with the mature street trees will continue to maintain the appealing landscaped street setting.

First Creek, which is mostly contained within private allotment boundaries, will continue to be a significant topographical feature within this Policy Area. The potential impact of flooding from major storm events will be an important consideration in any development proposed within the 1 in 20 and the 1 in 100 ARI floodplain of the Creek.

Buttery Reserve, Richards Park, Chimney Park, Osmond Square and Edwin Smith Walk, Hutchinson Reserve, James Coke Park, Church Avenue Reserve and the Donegal Street Reserve will continue to be important community assets within the Norwood Policy Area, providing public open space facilities of a district and local nature.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;

- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling;
- (f) row dwelling;
- (g) group dwelling;
- (h) affordable housing;
- (i) dependent accommodation; and
- (j) supported accommodation and housing for seniors.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Development should reflect the prevailing streetscape character of the immediate area.
- 4 Development should not visually dominate the surrounding built form.
- 5 Where a new dwelling is constructed alongside a Heritage Place or within a group of pre-1940s residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.
- 6 In localities where heritage places and/or pre-1940s dwellings prevail, development of a new building or building addition should result in a dwelling that has a single-storey appearance along the primary street frontage and secondary street frontage, but may include:
 - (a) sympathetically designed two-storey additions that utilise or extend the roof space to the rear of the dwelling, such as attics with dormer windows (refer to Figure 24 below); or

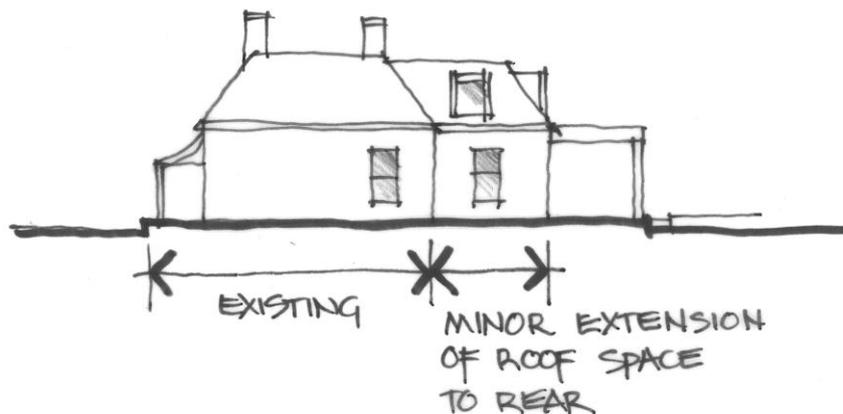


Figure 24

- (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 25 below); or

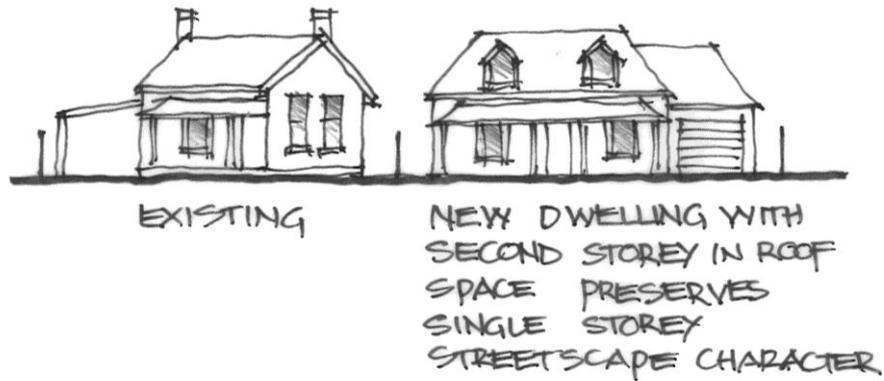


Figure 25

- (c) second storey component located to the rear of a building (refer to Figure 26 below); and

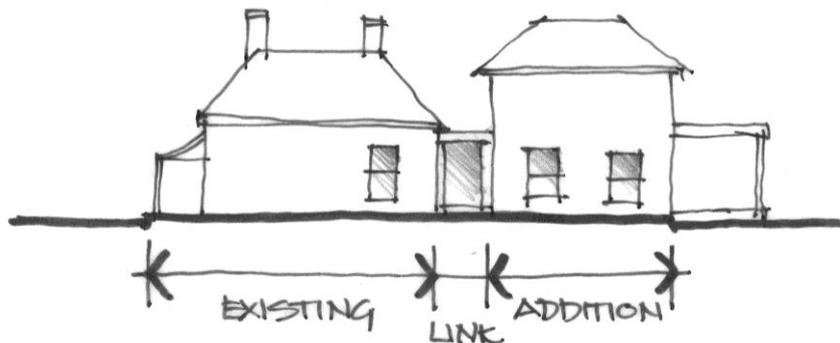


Figure 26

- (d) in all of these instances:
- (i) should be of a building height, scale and form that is compatible with the existing development in the locality;
 - (ii) should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;
 - (iii) should not adversely overshadow or adversely impact on the privacy of neighbouring properties;
 - (iv) should not compromise the single storey appearance of the building from the street; and
 - (v) the total width of second storey windows should not exceed 30 percent of the total wall length along each elevation and should be designed so as to not overlook the private open space of adjoining dwellings.
- 7 Development on sites that are not adjacent to a heritage place and/or in a locality where pre-1940s dwellings prevail, should not exceed two storeys in height above natural ground level, except along Kensington Road where it should not exceed three storeys in height above natural ground level.
- 8 In localities where heritage places and/or pre-1940s dwellings prevail, the site area per dwelling should be consistent with that of the surrounding heritage places and/or pre-1940s dwellings. In all other localities the minimum site area per dwelling should not be less than that shown in the following table:

Designated Area	Site Area (square metres)
North of The Parade, east of Osmond Terrace, south of Magill Road and west of Portrush Road.	250 (where the site has a frontage to Portrush Road) 300 (for all other sites)
North of The Parade, east of Fullarton Road, south of Magill Road and west of Osmond Terrace	250 (where the site has a frontage to Sheldon Street) 180 (for all other sites)
South of The Parade, west of Portrush Road, north of Kensington Road and east of Fullarton Road.	250

- 9** The minimum site area per dwelling should only be less than that shown in the table above where it can be demonstrated that the development will not:
- result in a development that is inconsistent with the predominant pattern of development on allotments in the immediate locality of the subject site;
 - compromise the amenity of any existing dwelling on the land or adjoining land;
 - diminish or dominate the streetscape character of the locality; and
 - exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.

- 10** A dwelling site should have a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Frontage (metres)
Detached Dwelling	12
Semi-detached Dwelling	8
Row Dwelling	6
Group Dwelling	18 (total development site frontage)

- 11** A frontage less than that specified in the above table may be considered in circumstances where:
- the site frontage of the adjoining properties is less; or
 - the site is in a locality with no prevailing pre-1940s character.
- 12** The front and side setbacks of new dwellings should reflect the pattern established by the adjoining dwellings. Where a new dwelling is sited adjacent to a Heritage Place, Contributory Item and/or pre-1940s dwelling, the main face of the new dwelling should be setback from the primary road frontage a distance equal to or greater than, the alignment of the main face of the

adjacent dwellings. Where a site is between two heritage places and/ or pre-1940s dwellings, the greater of the two set-backs should be applied.

- 13** Side and/or rear setbacks less than those specified in the City Wide Principles of Development Control for development on allotments which have a hammerhead, battleaxe or similar configuration should only occur where it will not compromise the amenity or outlook of the adjoining dwellings.
- 14** Dwellings should be setback at least 4 metres from the rear boundary, unless the average rear setback of the adjoining dwellings is less than 4 metres and the proximity to the rear boundary will not compromise the amenity or outlook from the adjoining dwellings.
- 15** Where development is located on a site that adjoins two heritage places and/or pre-1940s dwelling, and/or is located within an area that has a high concentration of pre-1940s dwellings, the maximum site coverage should not exceed 60 per cent of the total site area. The maximum site coverage for all other sites should not exceed 70 per cent of the total site area.
- 16** Development at a density higher than the density of the surrounding locality should only occur where the site is not located between two heritage places and/ or pre-1940s dwellings, or not in a locality with a high concentration of pre-1940s dwellings
- 17** Row dwellings should only be developed where suitable vehicle access can be provided from a laneway, minor street or a single common access way.
- 18** New residential development should include landscaped front garden areas that complement the desired character.
- 19** Development should preserve and enhance streetscapes within the Policy Area by:
 - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality; and
 - (b) limiting the number of driveway crossovers.
- 20** Existing crossovers should be used where possible.
- 21** Where rear lanes exist adjacent to the development site, vehicular access and garaging should be located at the rear of the site.

Design and Appearance

- 22** Development should, in localities where heritage places and/or pre-1940s dwellings prevail, take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
 - (a) width of building frontage, where there is a consistent frontage width;
 - (b) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping; and
 - (c) visual interest.
- 23** To maintain a consistent streetscape, on sites where more than one dwelling is proposed, at least one of the dwellings should be designed and sited so that the main facade faces the primary street frontage.

Land Division

- 24** Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and the Policy Area can be achieved.

- 25** Land division should create allotments that vary in size to encourage housing diversity.
- 26** A hammerhead, battleaxe or similar configuration allotment should only be created where:
- (a) the original allotment has a minimum frontage of 16 metres;
 - (b) it can achieve the minimum driveway handle width specified in the City Wide Principles of Development Control;
 - (c) the garaging for the dwelling/s located adjacent the primary street frontage can be located at the rear of the dwelling; and
 - (d) a single driveway is provided to access the garaging and car parking areas for all the dwellings.

Payneham South Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Payneham South Policy Area shown on Maps NPSP/14 and 22. These provisions are additional to those expressed for the Residential Mixed Character Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A Policy Area that accommodates a range of allotment sizes and dwelling types, including innovative housing designs.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Payneham South Policy Area is located within the boundaries of Marian Road, Arthur Street, Second Avenue, Pam Street, Luhrs Road, Gage Street, Coorara Avenue and Portrush Road. This low density residential area, which is currently characterised by a predominant single storey mix of dwelling styles, including a number of Bungalows, Villas and Cottages built mainly between 1900-1940, set on a regular pattern of large allotments surrounded by extensive gardens fronting wide streets, will experience a significant change in character.

Over time the regular pattern of large allotments will be subdivided to accommodate a greater range of allotment sizes, housing forms, dwelling styles and densities, resulting in the manifestation of a more obvious mixed character. Whilst the retention of single detached dwellings set on large spacious allotments will continue to be a viable option in this Policy Area, as individual sites become available, consideration will be given to making more efficient use of the large parcels of land by replacing existing low density dwellings with a combination of single storey and two storey detached, semi-detached, row and group dwellings set on more compact allotments, which help to deliver more affordable housing options. This means that on some sites there will be limited infill, while on other sites there will be varying degrees of infill development.

Development in the Policy Area will continue to maintain the pleasant and peaceful character enjoyed by the residents. Where possible, the retention of the remaining pre-1940s dwellings, which are structurally sound, particularly in streets where there is an intact group of these pre-1940s dwellings, will be supported as examples of the original development in the locality. However, on sites where pre-1940s dwellings do not exist, or the retention of a pre-1940s dwelling is not desired, the design of new dwellings will range from dwellings that replicate pre-1940s dwellings through to a variety of contemporary designs, which incorporate innovation and design excellence. All development within this Policy Area will be of a high architectural standard and scale appropriate to the size of the allotment and the streetscape character. Hammerhead, battleaxe and other similar types of allotments will continue to be developed throughout the Policy Area, particularly on sites where the creation of this type of allotment supports the retention of a pre-1940s dwelling.

Building heights will maintain the low rise character of the Policy Area and will range from single storey to two storey, with sufficient side and rear setbacks incorporated into the design to provide a sense of space and separation and to ensure that the amenity of the adjoining residents is not compromised. New development will respect the established front setback patterns in the locality and will generally reflect the pattern established by the adjoining dwellings. Garaging will continue to form a minor component of all primary street frontages, sited and designed so that it does not dominate the streetscape appearance of any dwelling. Front fencing, which is generally low and open in nature, will continue to define front boundaries. Landscaping in front and between dwellings will continue to be an important feature in maintaining the spacious character of the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling;
- (f) row dwelling;
- (g) group dwelling;
- (h) affordable housing;
- (i) dependent accommodation; and
- (j) supported accommodation and housing for seniors.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

3 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that:

- (a) it does not exceed the maximum site coverage and building height; and
- (b) it can accommodate the minimum private open space and car parking requirements for each dwelling.

4 A dwelling should have a minimum site area (and in the case of Group Dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling (with a double garage/carport)	400 minimum	12.5
Detached Dwelling (with a single garage/carport)	380 minimum	10
Semi-detached Dwelling	380 minimum	9
Row Dwelling	325 minimum	8
Group Dwelling	300 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	250 average (exclusive of all common areas)	18 (total development site frontage)

5 The minimum site area per dwelling should only be less than that shown in the table above where it can be demonstrated that the development will not:

- (a) compromise the amenity of any existing dwelling on the land or adjoining land;
 - (b) diminish or dominate the streetscape character of the locality; and
 - (c) exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.
- 6** The front setbacks of new dwellings should reflect the pattern established by the adjoining dwellings.
- 7** Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	1 metre from at least one side boundary
Minimum setback from side boundaries (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
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage or laneway) 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 (ground level) 6 metres (upper level)
Maximum building height (from natural ground level)	2 storeys

- 8** The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area.
- 9** A building addition to a pre-1940s dwelling should result in a dwelling that has a single-storey appearance along the primary street frontage, but may include:
- (a) sympathetically designed two-storey additions that utilise or extend the roof space to the rear of the dwelling, such as attics with dormer windows (refer to Figure 27 below); or

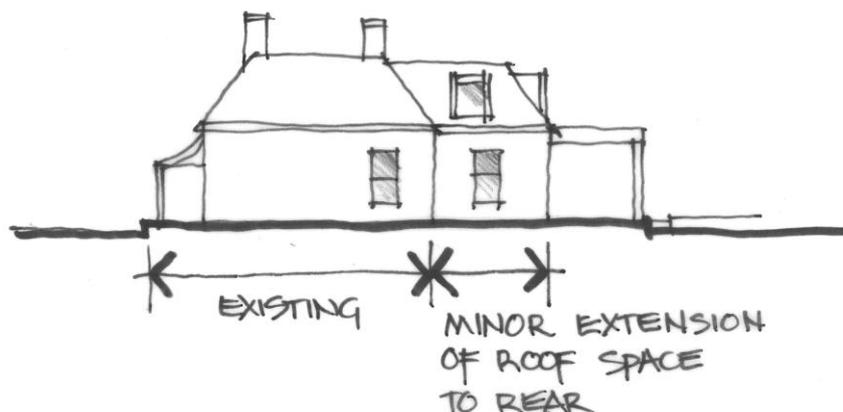


Figure 27

- (b) second storey component located to the rear of a building (refer to Figure 28 below); and

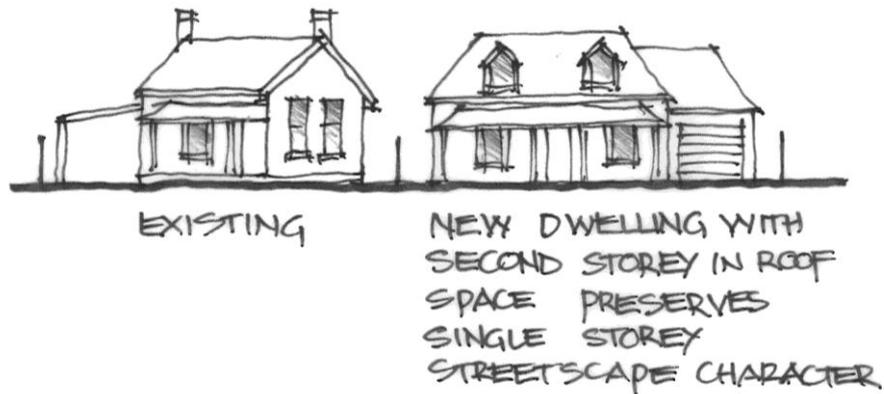


Figure 28

- (c) in both of these instances:
- (i) should not result in an excessive mass or scale that would adversely affect the visual outlook from adjoining residential properties;
 - (ii) should not adversely overshadow or adversely impact on the privacy of neighbouring properties;
 - (iii) should not compromise the single storey appearance of the building from the street; and
 - (iv) the total width of second storey windows should not exceed 30 percent of the total wall length along each elevation and should be designed so as to not overlook the private open space of adjoining dwellings.
- 10** Walls of detached or semi-detached dwellings sited on side boundaries should be:
- (a) located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height; or
 - (b) where there is no abutting wall or simultaneously constructed building on the adjoining land:
 - (i) have a maximum height of 3 metres above natural ground level; and
 - (ii) be of a length that does not exceed 50 per cent of the length of the boundary (excluding the front setback) when the length of the building is added to the length of any other attributable wall or structures located on that boundary.
- 11** In the case of multiple dwellings on one site, access to parking and garaging areas from the public streets should primarily be via a minimum number of common driveways.
- 12** Dwellings with a frontage to a street should be designed so that the main facade faces the primary street frontage of the land.
- 13** Garages and carports should:
- (a) be located to the rear of the dwelling as a freestanding outbuilding; or
 - (b) where adjacent to or attached to the dwelling, be sited alongside the dwelling and set back behind the main face of the dwelling, so that it results in a minor streetscape element.

- 14** New residential development should include landscaped front garden areas that complement the desired character.
- 15** A detached dwelling with an abutting wall to another detached dwelling should be of a similar scale and form and comprise of similar materials.

Land Division

- 16** The division of land should create a range of allotments suitable for detached, semi-detached, row and group dwellings and residential flat buildings.
- 17** Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

RESIDENTIAL ZONE

Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Zone shown on Maps NPSP/3,4,5,6,7 and 8. Further Objectives and Principles of Development Control also apply to Policy Areas that are relevant to the Zone. The provisions for the Zone and its Policy Areas are additional to the City Wide provisions expressed for the whole of the Council area.

The Residential Zone contains the following Policy Areas shown on Maps NPSP/13,14,15,19,20,21 and 22.

Adelaide Caravan Park
Contemporary Character
Dr Kent's Paddock
Glynde/Firle Medium Density
Marden Medium Density
River Street Regeneration
River Torrens Linear Park Medium Density
Senior's Housing

OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types including affordable housing.
- Objective 2:** Increased dwelling densities in close proximity to the Glynde, Firle and Marden Centres, public transport and the River Torrens Linear Park.
- Objective 3:** Integrated infill development and re-development of ageing housing stock and underutilised land.
- Objective 4:** Development based around contemporary character and urban design themes that offer a wide variety of housing choices and a high quality living environment.
- Objective 5:** Development that contributes to the desired character of the Zone.

DESIRED CHARACTER STATEMENT

The Residential Zone comprises those areas of the City of Norwood Payneham & St Peters which were mainly developed after 1950. The existing character of these areas is generally low density in nature, derived from a predominance of single detached conventional style dwellings set within spacious landscaped allotments. While the majority of the development within this Zone occurred between 1950 and 1980, the Zone does contain some recent infill development mainly in the form of detached, semi-detached and group dwellings and remnants of development from the mid-1800s through to the early 1900s. These scattered remnants are valued for their rarity, rather than their overall contribution to the character of the Zone.

In general, the Zone offers a relaxed living environment which will continue to increase in attractiveness due to its inner middle suburban location and convenient access to well established services and facilities, such as public transport, activity centres and open space.

The two key attributes of the Residential Zone are its capacity to accommodate evolving housing needs and to serve as a canvas for good urban design with a contemporary theme that enhance the quality of the local living environments. The Residential Zone will provide opportunities to increase residential densities and population and provide a diverse range of housing opportunities, particularly in locations close to the Firle, Glynde and Marden Shopping Centres, along key transport corridors and major areas of public open space.

The dwelling stock within the Residential Zone will, over time, undergo a significant level of renovation and replacement. Although the retention of the original dwelling stock is not a key character consideration in this Zone, the environmental and social imperatives of retaining and reusing existing dwellings will be supported and encouraged.

Redevelopment and infill development, mainly in the form of detached, semi-detached and group dwellings, will continue to occur throughout the Zone as individual development sites become available. Multi-storey residential flat buildings comprising solely of residential apartments and in some locations mixed use buildings, will also become a feature in this Zone, in strategic locations around centres, transport corridors and significant parcels of public open space such as the River Torrens Linear Park. When opportunities present themselves, sites should be amalgamated and non-residential land uses should be converted, to provide substantial parcels of land for co-ordinated residential development at higher densities.

While the dwelling designs within this Zone will vary, they will contribute to achieving a visually cohesive streetscape. Individual dwellings will exhibit design excellence. With the exception of the Policy Areas which desire a significant change of character, dwellings will not dominate the streetscape through scale, bulk or setbacks which do not complement the desired character of the locality.

As two storey and in some areas three to five storey development is introduced into predominately single storey streetscapes, where such an evolution is anticipated within the relevant Policy Area, the design and siting of the development will be carefully managed to ensure that issues of overshadowing and overlooking are minimised. In this context, second storey or higher elements will require greater setbacks from front, side and rear boundaries, in order to minimise building bulk and scale and overall streetscape impact. Development greater than two storeys will only occur in areas specified at the Policy Area level.

Development involving groups of dwellings will be designed to provide a level of visual interest and differentiation between dwellings, in order to avoid monotonous repetition in the streetscape. Where Residential Flat Buildings are proposed they will be carefully articulated to provide interest to the visual presentation of the buildings from the streetscape and the adjoining residential properties. Residential Flat Buildings with long uninterrupted walls will not be supported in this Zone.

The design and location of garaging and driveways will not dominate the presentation of the built form to the street and driveway crossovers will be designed to ensure minimal disruption to the road verge and street trees. Landscaping will continue to be used to soften the appearance of buildings.

With cycling becoming an increasingly popular form of transport and recreation, development on public and private land should consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages, which can be shared safely by both pedestrians and cyclists.

Buildings will be designed having regard to best practice energy efficiency principles, in order to reduce dependency on mechanical heating, cooling and lighting systems. Developments that increase the density of the site will incorporate options for the harvest, treatment, storage and reuse of stormwater.

The River Torrens Linear Park will continue to provide a significant landscape, open space, recreation, stormwater management, environmental and transport asset within the Residential Zone. Development will seek to improve the public and environmental benefit of this important asset as opportunities to redevelop residential pockets in close proximity to the Linear Park become available.

Opportunities to enhance the public realm as part of public or private development will continue. This will be achieved through a number of initiatives including improvements to bicycle and pedestrian facilities, the upgrading or provision of community/open spaces, and through cultural or public art installations.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Zone:
 - (a) dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) affordable housing;
 - (f) supported accommodation and housing for seniors;
 - (g) dependent accommodation;
 - (h) open space;
 - (i) recreation area;
 - (j) small scale child care facility located along an arterial road or main road that serves the local community;
 - (k) shop, office, consulting room only where:
 - (i) there is a 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) it is located on the ground floor of a mixed use building.
- 2** Development listed as non-complying is generally inappropriate.
- 3** Residential development should cater for a wide variety of housing needs by offering a range of dwelling types, densities and building forms.
- 4** Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development and the desired character of the relevant Policy Area.
- 5** 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.

Form and Character

- 6** Development should not be undertaken unless it is consistent with the desired character for the Zone.
- 7** Supported Accommodation and Housing for Seniors may be developed at residential densities higher than those specified for dwellings in the relevant Policy Area, provided:

- (a) the development does not result in an overall site coverage substantially greater than that specified in the relevant Policy Area;
- (b) the overall bulk and scale, appearance and function of the development is compatible with the Objectives for the Zone and the relevant Policy Area; and
- (c) it can accommodate the minimum car parking requirements, significant landscaping, private open space and where appropriate, on-site stormwater management, on the development site.

Design and Appearance

- 8** Residential development should be contemporary in nature and exhibit design excellence.
- 9** Residential development should be designed to:
 - (a) improve the quality of the streetscapes, without dominating the streetscape; and
 - (b) maintain or improve the quality and amenity of the living environments enjoyed by the residents of the surrounding properties.
- 10** Buildings with large, blank or unrelieved surfaces should be avoided.
- 11** Buildings with wide frontages should be well articulated through variations in the form, materials, openings and colours.
- 12** To maintain a consistent streetscape, on sites where more than one dwelling is proposed, at least one of the dwellings should be designed and sited so that the main facade faces the primary street frontage.
- 13** Residential flat buildings and group dwellings should use a variety of materials or vary the use of the materials between dwellings to provide interest and avoid uniformity in design.
- 14** Residential flat building/s or group dwellings with a shared driveway commencing from the primary street frontage and terminating at or near the rear of the allotment should not be dominated by driveway pavement and should incorporate a combined total width of 1 metre of landscaping along the full length of both sides of the driveway.
- 15** All residential development should be designed to ensure the living rooms have an external outlook.

Affordable Housing

- 16** Development comprising of 20 or more dwellings should include a minimum of 15 per cent affordable housing.
- 17** Affordable housing should be distributed throughout the Zone to avoid over-concentration of similar types of housing in a particular area.
- 18** Affordable housing should be located to optimise access to shops, community facilities, public open space and public transport.
- 19** Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development and the immediate locality.

Advertisements

- 20** Advertisements and signage should not occur within the Zone other than for business identification purposes of non-residential uses and home-based businesses.
- 21** Advertisements or signage for the business identification of non-residential uses should only occur where they are located on shop fronts, parapets and wall panels, below the canopy or

verandah, on fascias, verandah blinds, infill end panels or windows, and in a manner which is complementary to the architecture and scale of the building. All other advertisements including those at canopy level, above canopy, roof level and on residential buildings, except where the residential building contains a home-based business, should not occur within the Zone.

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 achieves one or more of the following:

- (a) moves, rotates or incorporates flashing lights;
- (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 except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed for the use as a shop/s, consulting room/s or office/s and has a total gross leasable floor area of 250 square metres or less;
- (b) it involves the re-use of an existing dwelling that fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it is located on the ground floor of a mixed use building comprising of two or more storeys that fronts an arterial road and has a total gross leasable floor area of 250 square metres or less.

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.

Electricity Substation, except where it achieves one of the following:

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Office except where it achieves one of the following:

- (a) it involves the re-use of a building originally constructed for the use as a shop/s, consulting room/s or office/s and has a total gross leasable floor area of 250 square metres or less;
- (b) it involves the re-use of an existing dwelling that fronts an arterial road and has a total gross leasable floor area of 250 square metres or less;
- (c) it is located on the ground floor of a mixed use building comprising of two or more storeys that fronts an arterial road and it has a total gross leasable floor area of 250 square metres or less; or
- (d) it involves an alteration and/or addition to an existing office and it has a total gross leasable floor area of 250 square meters or less.

Petrol Filling Station

Public Service Depot

Restaurant

Road Transport Terminal

Service Trade Premises

Shop or group of shops, except where it involves the re-use of a building originally constructed for the use as a shop or group of shops with 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.

Store

Telecommunications Facility

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)

Adelaide Caravan Park Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Adelaide Caravan Park Policy Area shown on Maps NPSP/13. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A residential policy area that provides medium to high density housing opportunities in a landscaped setting.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Adelaide Caravan Park Policy Area is located on the banks of the River Torrens Linear Park, bounded to the north by the River Torrens Linear Park, the intimate historic streetscape character of Richmond Street to the south and the Old Mill Reserve and Twelftree Reserve to the west and east, respectively.

The Policy Area currently accommodates the Adelaide Caravan Park, which provides a range of tourist accommodation uses, including cabins, caravans and associated facilities. In the short term, the Adelaide Caravan Park will continue to provide an opportunity for short term accommodation in close proximity to the Adelaide Central Business District and all of the cultural delights that the City of Adelaide has to offer.

Future redevelopment of the site will provide an opportunity to further enhance the high quality urban environment of Hackney by providing a range of dwelling sizes and types, including a component of affordable housing. New development will comprise of medium to high density residential development in the form of four to six storey residential apartment buildings, in the core of the site and along the western boundary adjacent to the Old Mill Reserve, and a combination of low rise two storey residential apartments, semi-detached dwellings and row dwellings along the Richmond Street and the Twelftree Reserve perimeters of the site, increasing to three storeys along the River Torrens Linear Park frontage.

The two heritage listed buildings located along the Richmond Street frontage form a significant feature of this Policy Area. Any new development along the Richmond Street frontage will be small in scale and mass and will not compete with the two Local Heritage Places, nor will it dominate the historic character elements of Richmond Street. Development along the Richmond Street frontage will be carefully integrated and will complement the siting, scale, roof forms and the setbacks of the two heritage buildings and the surrounding residential character. Development on the remainder of the site will exhibit architectural merit, which favours contemporary leading edge design.

Development in the Policy Area will be designed to take advantage of the locality's landscape setting, which is further enhanced by its close proximity to the Adelaide Parklands. Particular attention will be given to the design and siting of buildings to minimise the visual impact of the buildings from the River Torrens Linear Park, tourist routes and the surrounding residential areas.

The amenity of the future occupants and the adjoining residents will be a significant consideration in the design of dwellings within this Policy Area. Residential apartment buildings in particular, will be designed with a focus on access to light and ventilation. Noise attenuation measures will be included where there is the potential for acceptable noise levels to be exceeded.

Development within the site will minimise the level of overshadowing and overlooking by adopting a range of design techniques, including the separation of buildings, orientation of windows and balconies and various forms of screening.

Vehicular access onto the Adelaide Caravan Park site will be via Richmond Street and will be limited in number to two access points. On-site car parking will be provided below ground in the basement of

buildings, or at grade behind dwelling frontages to ensure that car parking areas and structures are not visible from Richmond Street, Twelftree Reserve or the Linear Park.

Development located along the boundary of the River Torrens Linear Park will be set back an appropriate distance to enable a designated pedestrian and bicycle pathway to be established along this portion of the River Torrens Linear Park, increasing accessibility and useability of this significant recreational and environmental asset. Where possible, pedestrian and bicycle links will be incorporated into the design of the site to provide greater public accessibility from the surrounding residential areas and the Twelftree Reserve to the Linear Park.

Vegetation buffers and landscaping will play an important role in integrating the development into the surrounding areas and parcels of open space, providing screening, as well as minimising visual and noise impacts. Public Art will be used to create high amenity spaces. Where possible, the mature trees located along the boundary of the site, particularly the Twelftree Reserve boundary, will be retained. Fencing along the perimeter of the Policy Area, in particular the Linear Park and Twelftree Reserve boundaries will be of an open nature to ensure visual permeability and encourage passive surveillance, active streetscapes and create a visually interesting public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) affordable housing;
 - (b) domestic structure;
 - (c) residential flat building;
 - (d) row dwelling;
 - (e) semi-detached dwelling; and
 - (f) supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Development should be in accordance with Concept Plan Fig R/1.
- 4 Residential development should achieve a minimum net residential density of 60 dwellings per hectare.

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $60 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 5 Building Heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Building Height	Maximum Building Height
Richmond Street Frontage	2 storeys (above natural ground level)	2 storeys (above natural ground level)
Twelftree Reserve Frontage	2 storeys (above	2 storeys (above natural

	natural ground level)	ground level)
River Torrens Linear Park Frontage	3 storeys (above natural ground level)	3 storeys (above natural ground level)
Any area not designated above	4 storeys (above natural ground level)	6 storeys (above natural ground level)

- 6** Semi-detached and row dwellings should have a minimum frontage to Richmond Street of not less than 4.5 metres.
- 7** Development adjacent the River Torrens Linear Park should be set back a minimum of 8 metres from the top of the bank to enable landscaping and a shared pedestrian and bicycle path that meets the relevant provisions of the *Australian Standards and Austroads Guides*, to be established along the River Torrens Linear Park frontage.
- 8** Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a Local Heritage Place and a variation is necessary to maintain the prominence of the Local Heritage Place:

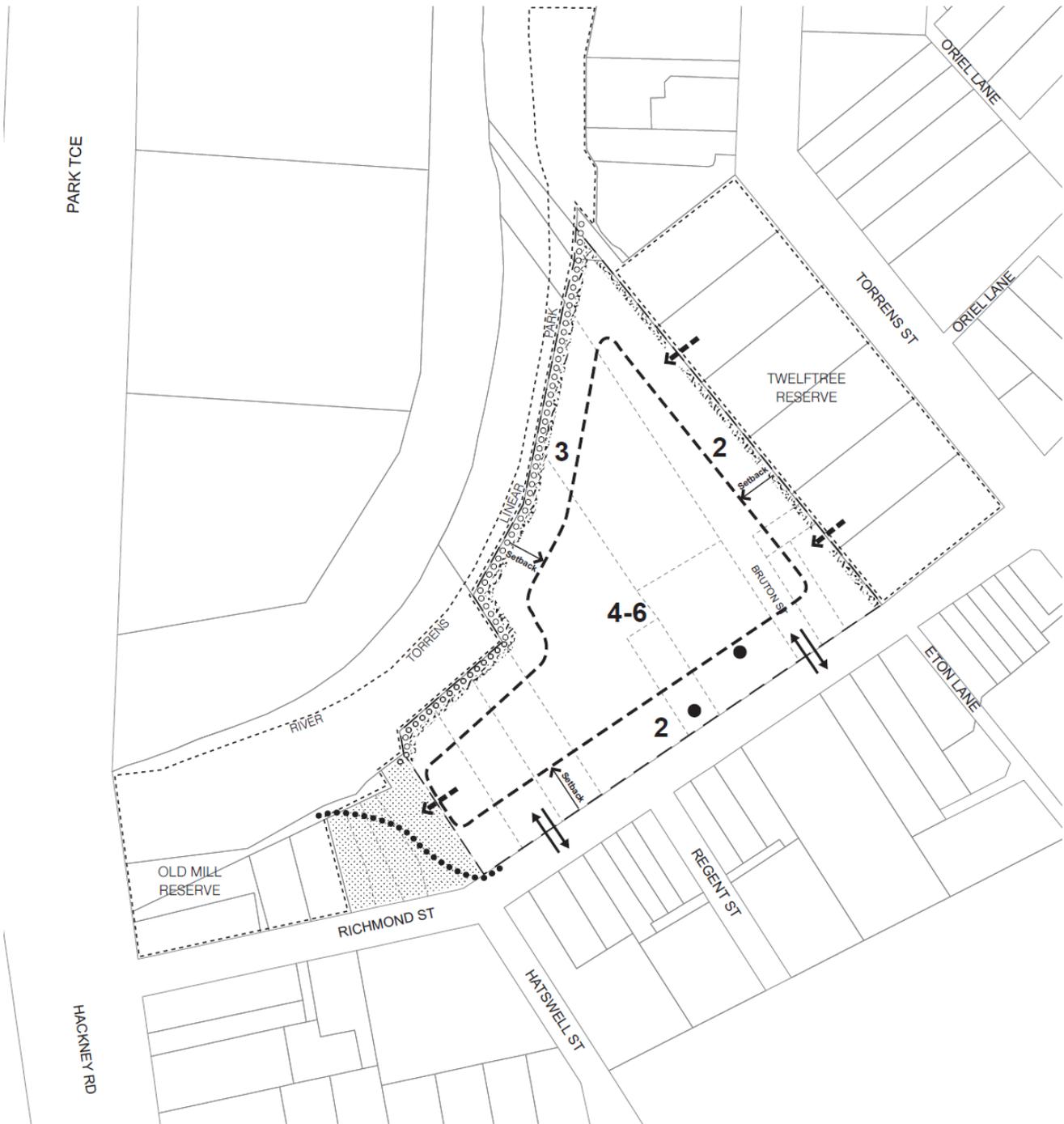
Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from side boundaries	No minimum
Minimum setback from rear boundary	No minimum
Maximum site coverage	No maximum

- 9** Dwellings located along the Richmond Street boundary should be designed so that the main facade faces the primary street frontage of the land.
- 10** Dwellings located along the River Torrens Linear Park and the Twelftree Reserve boundaries should be designed so that the main facade faces the public open space adjacent to the land on which it is situated.
- 11** Development fronting the River Torrens Linear Park should be sited and designed to reduce the visual impact of the development from the Linear Park.
- 12** A residential flat building comprising of twenty or more dwellings should provide a variety of dwelling sizes (for example, studio, one bedroom, two bedroom and three bedroom).
- 13** Development should incorporate spacing between residential flat buildings to reduce the visual impact and provide opportunities for landscaping.
- 14** Development should incorporate pedestrian links and internal communal courtyards to break up the building mass. Opportunities to provide through-site pedestrian and cycle links from Twelftree Reserve and Richmond Street to the River Torrens Linear Park should be considered.
- 15** Development should incorporate attractive, safe and pleasant communal spaces, accessways and driveways.
- 16** Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 17** Dwellings fronting Richmond Street should be set back to incorporate small scale landscaping at the front of the dwelling that contributes to the spatial and visual landscape setting of the locality.
- 18** Development with a frontage to the Old Mill Reserve or the Twelftree Reserve should be designed with a landscape buffer to integrate the development with the adjacent reserve.

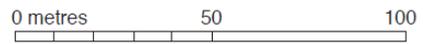
- 19** Development should ensure that public access to the River Torrens Linear Park is enhanced for cyclists and pedestrians.
- 20** Vehicle parking should be located to the rear of development or not be visible from the River Torrens Linear Park, Twelftree Reserve or Richmond Street frontages.

Land Division

- 21** Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and the Policy Area can be achieved.
- 22** When land which has a frontage onto the River Torrens is divided, a landscape reserve of a sufficient width to accommodate a shared pedestrian and bicycle path that meets the relevant provisions of the *Australian Standards and Austroads Guides*, should be provided along such a frontage.



-  Indicative Building Envelope for elements over 4 storeys
-  Car Park
-  Landscape Buffer
-  Existing Pedestrian/Cycle Path
-  Indicative Pedestrian/Cycle Path
-  Building Height
-  Indicative Future Pedestrian Link
-  Local Heritage Place
-  Indicative Setbacks for additional storeys
-  Indicative Vehicle Access
-  Development Area boundary



**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
ADELAIDE CARAVAN PARK
POLICY AREA
CONCEPT PLAN
Figure R/1**

Note: This is a potential design response only and represents one of a number of design solutions that may be appropriate for the site

Contemporary Character Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Contemporary Character Policy Area shown on Maps NPSP/14,20,21 and 22. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A predominantly low to medium density residential Policy Area that comprises a range of dwelling types.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Contemporary Character Policy Area encompasses a large proportion of the residential areas in the suburbs of Felixstow, Firlie, Glynde, Marden and Payneham and a small portion of the suburb of Royston Park. It comprises an area characterised predominantly by single storey detached dwellings located on large conventional allotments. With the exception of some small pockets, infill development has only had a minor impact on the character and original subdivision patterns of this Policy Area.

Over time, the original single storey dwelling stock will be replaced with dwellings at slightly higher densities, which will support a range of housing types and tenures that reflect its locational advantage in terms of access to community, commercial and public transport services and facilities. Whilst detached dwellings will continue to dominate the character of this Policy Area, new detached dwellings will be sited on smaller more compact allotments and will generally be up to two storeys in height. Semi-detached, row and group dwellings will become a more common form of housing, particularly in the more accessible locations. Dwellings in the form of low rise residential flat buildings will also be scattered throughout this Policy Area.

With the exception of those dwellings recognised as having heritage value, the retention of the existing dwelling stock is not an important element of the desired character of this Policy Area.

New development will be of a contemporary nature and will exhibit design excellence. Whilst the character will be derived from a mix of architectural styles, it will continue to maintain the pleasant and peaceful appeal that is enjoyed by residents throughout the Policy Area.

Although one for one, or two for one replacement dwelling developments and hammerhead/battleaxe developments are more likely to occur as individual sites become available, site amalgamation which makes more efficient use of the land and creates opportunities for a more co-ordinated housing development, will be supported. In particular, in parts of Felixstow where there is a concentration of public housing stock, a co-ordinated approach to redevelopment will help to deliver densities higher than the current densities. Retaining an affordable housing component will continue to be an important objective of this Policy Area.

To maximise building efficiency, front setbacks for new developments, will generally be less than the front setback of the existing dwellings, however they will be of a sufficient size to enable attractive garden settings to be established that soften the visual impact of dwellings from the street. Landscaping will continue to be a prevailing feature of this Policy Area defining the separate individual dwellings or groups of dwellings.

Front boundaries will be defined generally by landscaping, except in areas where there is an existing predominance of fencing. In these localities the front boundaries will be defined by low fencing in order to maintain the streetscape appeal of the Policy Area. Crossovers and driveways will be located to minimise the impact on the streetscape character of the area. Where possible, existing crossovers and driveways will continue to be used.

Development adjacent to the Light Industry Zone in Glynde will be sited and designed to ensure that the outlook and amenity of residents is not compromised and the long term viability of the existing uses within the Light Industry Zone are not affected. In this locality landscaping and where required, noise attenuation measures, will be a significant design features for new developments to provide a buffer between the Light Industry Zone and the residential properties adjacent to the Light Industry Zone.

Areas of public open space particularly along the Third Creek Corridor will be enhanced over time to provide recreational, cultural and environmental benefits to the community. The Third Creek Corridor will provide a significant open space link from the Firlie Shopping Centre to the River Torrens Linear Park.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) detached dwelling;
- (b) dwelling addition;
- (c) domestic outbuilding in association with a dwelling;
- (d) domestic structure;
- (e) semi-detached dwelling;
- (f) row dwelling;
- (g) group dwelling;
- (h) residential flat building;
- (i) affordable housing;
- (j) dependent accommodation; and
- (k) supported accommodation and housing for seniors.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

3 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling (with a double garage/carport)	350 minimum	12.5
Detached Dwelling (with a single garage/carport)	340 minimum	9
Semi-detached Dwelling	300 minimum	8

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

Row Dwelling	300 minimum	7
Group Dwelling	325 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	250 average (exclusive of all common areas)	18 (total development site frontage)

- 4** The minimum site area per dwelling should only be less than that shown in the table above where the development includes 15 per cent affordable housing or where it can be demonstrated that the development will not:
- (a) compromise the amenity of any existing dwelling on the land or adjoining land;
 - (b) diminish or dominate the streetscape character of the locality; and
 - (c) exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.
- 5** A lesser frontage than that specified may be considered for:
- (a) a hammerhead, battleaxe or similar configuration allotment provided it can achieve the minimum driveway handle width and the minimum side and rear setbacks, specified in the City Wide Principles of Development Control; or
 - (b) a detached and semi-detached dwelling where rear vehicular access to service the garaging and parking areas can be provided.
- 6** Dwellings should be designed within the following parameters, except where a dwelling is adjacent to a State or Local Heritage Place and a variation is necessary to maintain the prominence of the Local Heritage Place:

Parameter	Value
Minimum setback from primary road frontage (except where the primary road frontage is an arterial road)	6 metres
Minimum setback from primary road frontage (arterial road frontage)	8 metres (except where a variation is necessary to accommodate the required width for road widening as set out in the Metropolitan Road Widening Plan, or to accommodate the width required for an indented bus bay)
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	0.9 metres from at least one side boundary
Minimum setback from side boundaries (for walls with a vertical height exceeding 3 metres measured from natural ground level)	0.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage or laneway) 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 (ground level) 6 metres (upper level)
Maximum building height (from natural ground level)	2 storeys (above natural ground level)

- 7 The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area.
- 8 The rear boundary setback for a single storey dwelling may be reduced to 3 metres for a portion of the building as long as that portion does not exceed half the total width of the rear allotment boundary and is setback at least 2.5 metres from each of the side boundaries.
- 9 Side boundary walls of detached and semi-detached dwellings should only be constructed along one side boundary of the allotment.
- 10 Walls of detached or semi-detached dwellings sited on side boundaries should:
 - (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height; or
 - (b) where there is no abutting wall or simultaneously constructed building on the adjoining land:
 - (i) have a maximum height of 3 metres above natural ground level;
 - (ii) have an individual boundary wall length not exceeding 8 metres; and
 - (iii) a total combined boundary wall length not exceeding 50 per cent of the length of the boundary (excluding the front setback) when the length of the building is added to the length of any other attributable wall or structures located on that boundary.
- 11 In the case of multiple dwellings on one site, access to garaging and parking areas from public streets should be via a common driveway.
- 12 Built form should be appropriate to the size of the allotment on which it is to be constructed, the width of the street on which it is located and the desired character of the Policy Area.
- 13 A detached dwelling with an abutting wall to another detached dwelling should be of a similar scale and form and comprise of similar materials.

Land Division

- 14 Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and the Policy Area can be achieved.
- 15 Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

Dr Kent's Paddock

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Dr Kent's Paddock Policy Area shown on Maps NPSP/15. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** Development providing a variety of housing types at medium to high densities in Dr Kent's Paddock Policy Area.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

Dr. Kent's Paddock Policy Area is dominated by the existing South Australian Housing Trust development, which contains a mixture of three storey walk-up apartment buildings and two storey townhouses, all relating to a common landscaped area within the centre of the site. This development provides an appropriate model for further development at relatively high residential densities but which should incorporate a high standard of landscaped open public space.

In this Policy Area new buildings should exhibit design excellence which contribute in a contemporary way to the quality of the streetscape and minimise impact on the residential amenity of adjoining properties.

Development should reinforce the established urban character and residential amenity of the Policy Area. Residential development adjacent the Business Zone or which replaces a non-residential activity may achieve greater intensity than elsewhere in the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development should include flats and row dwellings which should relate to large areas of well-landscaped public open space.
- 2** Development should not exceed five-storeys in height above mean natural ground level.
- 3** The average site area per dwelling unit for residential development should not be less than 120 square metres.

Glynde/Firle Medium Density Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Glynde/Firle Medium Density Policy Area shown on Maps NPSP/21 and 22. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

Objective 1: A residential Policy Area comprising a range of low rise medium density dwellings, primarily in the form of semi-detached dwellings, group dwellings, row dwellings and residential flat buildings, with accessibility to areas of open space, activity centres or public transport corridors.

Objective 2: Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Glynde/Firle Medium Density Policy Area applies to two separate locations within the Residential Zone, the residential area surrounding the Firle Shopping Centre and the residential area surrounding the Glynde District Centre, both of which are predominantly characterised by single storey detached dwellings, with semi-detached dwellings, group dwellings and residential flat buildings scattered throughout the Policy Area.

Over time, the existing low density single storey detached dwellings will be replaced with a range of low rise medium density dwellings, primarily in the form of detached, semi-detached, row and group dwellings and residential flat buildings. Building heights will generally range from single storey through to three storeys in selected locations, with development adjacent to lower density residential areas sited and designed to ensure that an appropriate height transition is achieved between the development within this Policy Area and the low rise lower density residential development in the adjacent Policy Areas.

The intent of the low rise medium density built form is to maintain the low rise character of the Policy Area while providing a diversity of housing options including affordable housing opportunities for families, students and other household types in close proximity to a range of shopping, commercial and public open spaces as well as frequent public transport services.

In this Policy Area, site amalgamation is strongly encouraged so that larger development sites can be created to deliver coordinated medium density development, including affordable housing options.

Development in this Policy Area will achieve high quality urban design whilst allowing for a variety of housing forms in an array of contemporary architectural styles. All new buildings will be appropriately articulated, particularly along the front and side elevations, to ensure that the amenity of the streetscape and the visual amenity of the adjoining residents is not compromised. Buildings that present as plain box-like built forms with limited detailing will not be supported in this Policy Area.

The amenity of the future occupants and adjoining residents will be a significant consideration in the design of all dwellings within this Policy Area. As development intensifies, overlooking, overshadowing and noise impacts will be minimised through good design and noise attenuation techniques. Impacts on residents in adjoining zones will also be minimised through the transition of building heights, design and use of landscaping. Residential flat buildings in particular, will be designed with a focus on access to light and ventilation and noise attenuation measures, where there is the potential for acceptable noise levels to be exceeded.

Development fronting Adey Reserve will be a mix of two and three storey semi-detached dwellings, row dwellings and residential flat buildings, which are orientated towards the Reserve and designed to provide visual definition and a frame around the Reserve through the higher scale, mass and bulk of the buildings. Development on sites with a frontage (including a side frontage) to the Third

Creek Corridor will be designed and sited to overlook the Corridor in order to improve the visual appearance of the open space corridor and encourage passive surveillance.

Development adjacent to the Light Industry Zone in Glynde will be sited and designed to ensure that the outlook and amenity of residents is not compromised and the long term viability of the existing uses within the Light Industry Zone are not affected. In this locality landscaping and where required, noise attenuation measures, will be a significant design features for new developments to provide a buffer between the Light Industry Zone and the residential properties adjacent to the Light Industry Zone.

Landscaping will play an important role in defining dwellings or groups of dwellings and providing a buffer between the public and private realm. Areas of public open space such as Adey Reserve and the Third Creek Corridor will be enhanced over time to provide both recreational and environmental benefits to the community. These public realm improvements will help to improve the connectivity of the residential areas with the adjacent shopping areas and the River Torrens Linear Park.

Vehicular access onto a site containing group dwellings, a residential flat building or a mixed use building will be limited, preferably to one accessway, to ensure that driveways do not dominate the streetscape appearance. Where practicable undercroft garaging will be incorporated into the design of a development.

Opportunities for small scale non-residential uses will be limited in this Policy Area, with Payneham Road and Glynburn Road, adjacent to the Glynde Shopping area, providing the only opportunities. Where non-residential uses are proposed, they will generally be located in buildings already used for non-residential uses, on the ground floor of a mixed use multi-storey building, or in dwellings with a frontage to Payneham Road or Glynburn Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) dwelling addition;
 - (c) domestic outbuilding in association with a dwelling;
 - (d) domestic structure;
 - (e) group dwelling;
 - (f) residential flat building;
 - (g) row dwelling;
 - (h) semi-detached dwelling;
 - (i) affordable housing;
 - (j) student accommodation;
 - (k) dependent accommodation (only in association with an existing detached dwelling);
 - (l) supported accommodation and housing for seniors; and
 - (m) mixed use buildings, with non-residential development at the ground floor and residential development above (only along Payneham Road or Glynburn Road).

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Development should achieve gross densities of between 22 and 45 dwellings per hectare (which translates to net densities of between 32 and 67 dwellings per hectare).

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: 40 (number of dwellings per hectare) x site area (in square metres) ÷ 10000 = minimum number of dwellings to be provided per hectare.

- 4 Building Heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Building Height	Maximum Building Height
Arnold Avenue, Marian Road (west of Scott Street) and all sites in Glynde (except sites with a frontage to Glynburn Road, Marian Road (east of Scott Street) and Payneham Road)	No minimum	2 storeys (above natural ground level)
Shelley Street	No minimum	3 storeys (above natural ground level)
Glynburn Road, Marian Road (east of Scott Street) and Payneham Road)	2 storeys (above natural ground level)	3 storeys (above natural ground level)
Any area not designated above	2 storeys (above natural ground level)	3 storeys (above natural ground level)

- 5 Development should graduate down in height to two storeys where the development site abuts the boundary of a lower density residential zone or policy area.
- 6 A dwelling should have a site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road in accordance with that indicated the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling	320 maximum	8 (with garage/carport along the primary street frontage)
		6 (with rear vehicular access)
Semi-detached Dwelling	250 minimum	8
Row Dwelling	220 minimum	6
Group Dwelling	220 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	200 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building in the form of apartments	180 average (exclusive of all common areas)	18 (total development site frontage)

- 7** The minimum site area per dwelling should only be less than that shown in the table above where it can be demonstrated that the development will not:
- (a) compromise the amenity of any existing dwelling on the land or adjoining land;
 - (b) diminish the streetscape character of the locality; and
 - (c) exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.
- 8** A lesser frontage than that specified may be considered for a hammerhead, battleaxe or similar configuration allotment provided it can achieve the minimum driveway handle width and the minimum side and rear setbacks, specified in the City Wide Principles of Development Control.
- 9** Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	0.9 metres (ground level) 2 metres (upper levels)
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	0.9 metre from at least one side boundary
Minimum setback from side boundaries (for walls with a vertical height exceeding 3 metres measured from natural ground level)	0.9 metre plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage or laneway) 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 (ground level) 6 metres (upper levels)

- 10** The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area.
- 11** All upper level components should be setback from the side or rear boundary a distance that would minimise the visual bulk and adverse impacts on neighbouring development.
- 12** Ground floor dwellings in residential flat buildings should contribute to the desired streetscape character of a locality and, where applicable, create active, safe streets by incorporating either or both of the following:
- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for the dwelling occupants; and
 - (b) individual entrances for ground floor dwellings.
- 13** Development should result in high-quality aesthetic and urban design outcomes and the promotion of a built form that facilitates amalgamation of allotments.

- 14 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 15 Development on sites greater than 2500 square metres should incorporate internal communal courtyards to break up the building mass.
- 16 Where possible, opportunities to link the development to publicly accessible open space should be considered.
- 17 Vehicle parking associated with residential flat buildings should be located to the rear of the development or not be visible from the primary road frontage.
- 18 Landscaping should form an integral part of the design and be used to define space, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Land Division

- 19 Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the objectives of the Policy Area can be achieved.
- 20 Wherever practicable, allotments should be amalgamated to facilitate co-ordinated and efficient development.
- 21 Land division should support the accommodation of buildings that address street frontages and public reserves.
- 22 Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

Marden Medium Density Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Marden Medium Density Policy Area shown on Maps NPSP/14 and 20. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A residential Policy Area comprising a range of medium density dwellings, primarily in the form of group dwellings, row dwellings and residential flat buildings, designed to integrate with areas of open space, the Marden District Centre or public transport corridors.
- Objective 2:** Medium density development providing compact, affordable and adaptable housing choices.
- Objective 3:** A built form that provides a transition down in scale and intensity at the Policy Area boundary to maintain the amenity of residential properties located within the adjoining residential zones.
- Objective 4:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Marden Medium Density Policy Area is centred around the Marden District Shopping Centre with Lower Portrush Road bisecting this Policy Area and splitting it into two sections. Included within this Policy Area are three additional pockets, one with a frontage to Payneham Road, one with a frontage to Pollock Avenue and one with a frontage to Broad Street.

This Policy Area, which is currently characterised by a range of dwelling types, including medium density dwellings up to three storeys, generally in the form of residential flat buildings, will see a more intensely developed built form, which will reflect its locational advantage in terms of access to a range of shopping, community and recreational facilities as well as public transport services/routes along Portrush Road, Payneham Road and the O-Bahn Busway. Over time the existing low density single storey detached dwellings will be replaced with a variety of housing types, comprising of medium to high density dwelling forms, such as detached, semi-detached, row dwellings, group dwellings and residential flat buildings, all of which will exhibit contemporary architectural styles. Student, aged care accommodation and affordable housing are also strongly encouraged in this Policy Area to assist in delivering an overall mix of housing. The locations closest to areas of high public amenity including areas of public open space, public transport nodes and corridors and surrounding the Marden Shopping Centre will attract the highest densities in the Policy Area.

Building heights will generally range between two and four storeys, with development adjacent to lower density residential areas sited and designed to ensure that an appropriate height transition is achieved between the higher level development within this Policy Area and established low rise lower density residential development in the adjacent Policy Areas. Particular attention will be given to the design and height of dwellings located adjacent to the Residential Historic (Conservation) Zone.

Site amalgamation in this Policy Area, particularly along the Lower Portrush Road frontages will be encouraged so that larger development sites can be created to deliver coordinated medium density developments, which will provide a variety of accommodation options, including affordable housing products, close to the community, retail and public transport facilities.

New development in the Policy Area will enhance the character of the area, through a range of features such as interesting roof forms, building articulation, building materials, landscaping and location of garaging. Buildings that present as plain box-like built forms with limited detailing will not be supported in the Policy Area. Buildings of two storeys or greater in height, will be appropriately

articulated, particularly along their front and side elevations, to ensure the visual amenity of adjoining residents is not compromised.

New development will ensure that green spaces continue to be provided between individual buildings or groups of dwellings to retain the pleasant streetscape character of the surrounding residential areas. Front setbacks will be of a sufficient size to ensure that attractive garden settings can be established that soften the visual impact of the buildings from the street.

The amenity of the future occupants and the adjoining residents will be a significant consideration in the design of dwellings within this Policy Area. Residential apartment buildings in particular, will be designed with a focus on access to light and ventilation. Noise attenuation measures will be included where there is the potential for acceptable noise levels to be exceeded.

Vehicular access onto the site containing group dwellings, a residential flat building or a mixed use building will be limited, preferably to one accessway, to ensure that driveways do not dominate the streetscape appearance. Where practicable undercroft or below ground garaging will be incorporated into the design of a development.

Small scale non-residential uses that complement the uses in the Marden Shopping Centre will continue to be located along the Payneham Road and Lower Portrush Road frontages. These will generally be located in buildings already used for non-residential uses, in dwellings with a frontage to an arterial road, or on the ground floor of multi storey buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) domestic outbuilding in association with a dwelling;
 - (c) domestic structure;
 - (d) dwelling addition;
 - (e) group dwelling;
 - (f) residential flat building;
 - (g) semi-detached dwelling;
 - (h) row dwelling;
 - (i) affordable housing;
 - (j) student accommodation;
 - (k) supported accommodation and housing for seniors; and
 - (l) mixed use buildings, with non-residential development at the ground floor and residential development above (only along Payneham Road or Lower Portrush Road).

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

- 3** Medium density development up to four storeys in height should achieve gross densities of between 27 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare).

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $40 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 4** High density development up to four storeys in height should achieve gross densities higher than 45 dwellings per hectare (which translates to net densities higher than 67 dwellings per hectare) should be located along Lower Portrush Road, O.G. Road and Payneham Road.

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $67 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 5** Building Heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Height	Building	Maximum Building Height
Pollock Avenue Frontage	2 storeys (above natural ground level)		2 storeys (above natural ground level)
Peter Court	2 storeys (above natural ground level)		3 storeys (above natural ground level)
Any area not designated above	2 storeys (above natural ground level)		4 storeys (above natural ground level)

- 6** Development comprising of four storeys should only occur on sites greater than 2000 square metres.
- 7** Transition areas along the boundary of a lower density Zone or Policy Area should be developed to provide a transition between more intense forms of development and the neighbouring lower intensity development.
- 8** Development should graduate down in height to two storeys where the development site abuts the boundary of a lower density Zone or Policy Area.
- 9** A residential flat building comprising of twenty or more dwellings should provide a variety of dwelling sizes (for example, studio, one bedroom, two bedroom and three bedroom).
- 10** Ground floor dwellings in residential flat buildings should contribute to the desired streetscape character of a locality and, where applicable, create active, safe streets by incorporating either or both of the following:
- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for the dwelling occupants; and
 - (b) individual entrances for ground floor dwellings.
- 11** Development should result in high-quality aesthetic and urban design outcomes and the promotion of a built form that facilitates amalgamation of allotments.
- 12** A dwelling should have a site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road in accordance with that indicated in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling	250 maximum	6
Semi-detached Dwelling	250 maximum	6
Row Dwelling	210 minimum	5
Group Dwelling	190 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	170 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building in the form of apartments	150 average (exclusive of all common areas)	18 (total development site frontage)

13 The minimum site area per dwelling should only be less than that shown in the table above where it can be demonstrated that the development will not:

- (a) compromise the amenity of any existing dwelling on the land or adjoining land;
- (b) diminish the streetscape character of the locality; and
- (c) exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.

14 A lesser frontage than that specified may be considered for a hammerhead, battleaxe or similar configuration allotment provided it can achieve the minimum driveway handle width and the minimum side and rear setbacks, specified in the City Wide Principles of Development Control.

15 Dwellings should be designed within the following parameters, except where the dwelling is adjacent to a State or Local Heritage Place and a variation is necessary to maintain the prominence of the State or Local Heritage Place:

Parameter	Value
Minimum setback from primary road frontage (except where the site has a Lower Portrush Road, O.G. Road or Payneham Road frontage)	4 metres
Minimum setback from primary road frontage (with Lower Portrush Road, O.G. Road or Payneham Road frontage)	8 metres or the average of the existing dwellings on the adjoining allotments with the same primary road frontage (except where a variation is necessary to accommodate the required width for road widening as set out in the Metropolitan Road Widening Plan, or to accommodate the width required for an indented bus bay)
Minimum setback from secondary road frontage (when secondary frontage is Lower Portrush Road, O.G. Road and Payneham Road)	8 metres or the average of the existing dwellings on the adjoining allotments with the same primary frontage (except where a variation is necessary to accommodate the

	required width for road widening as set out in the Metropolitan Road Widening Plan, or to accommodate the width required for an indented bus bay)
Minimum setback from side boundaries	1 metre (ground level) 2 metres (two storeys) 3 metres (three storeys or greater)
Minimum setback from rear boundary	4 metres (ground level) 6 metres (upper levels)

- 16** The maximum site coverage of all buildings and structures should not exceed 70 per cent of the total site area.
- 17** Vehicle parking should be located to the rear of the development or not be visible from the primary road frontage.
- 18** Landscaping should form an integral part of the design and be used to define spaces, screen utility areas and enhance the visual amenity of the development.

Land Division

- 19** Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and Policy Area can be achieved.
- 20** Allotments may be amalgamated to facilitate co-ordinated and efficient development.
- 21** Land division and site amalgamation should:
 - (a) create allotments that vary in size to facilitate a variety of residential uses; and
 - (b) support built forms that address street frontages and public reserves to enhance opportunities for passive surveillance of public spaces.
- 22** Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

River Street Regeneration Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the River Street Regeneration Policy Area shown on Maps NPSP/19 and 20. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A residential policy area comprising a range of medium to high density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with the River Torrens Linear Park.
- Objective 2:** Integrated re-development of ageing housing stock.
- Objective 3:** Improved quality of living environments.
- Objective 4:** Improved quality of housing.
- Objective 5:** More efficient use of land.
- Objective 6:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The River Street Regeneration Policy Area is located adjacent to the River Torrens Linear Park, bounded to the east by Lower Portrush Road and River Street, Battams Road to the south and the River Torrens Linear Park to the west and north.

Encompassed within this Policy Area is a regeneration site that will see ageing medium density public housing stock replaced with a contemporary form of medium to high density housing. Development will occur in a co-ordinated manner and will result in densities that are higher than the current densities.

The urban form of this Policy Area will comprise of a mix of low to medium rise buildings, semi-detached and row dwellings, with some detached dwellings located along Battams Road, to cater for a wide variety of household needs.

Development in the core of the River Street Housing SA site will range between four to five storeys, with three to five storeys along the boundary of the River Torrens Linear Park and two storeys along the River Street boundary. Development along the Battams Road interface will be no greater than two storeys in height to provide a smooth transition between the character and scale of the development in this Policy Area and the adjoining residential zones and policy areas. Development within the Glenbrook Close Estate will not exceed three storeys, unless a coordinated redevelopment of the estate is proposed, in which case development of up to four storeys may be appropriate.

Buildings will be designed to accommodate a range of housing options, including a range of affordable housing options, set within a landscaped setting, which promotes community interaction through its permeable layout, the orientation of the individual buildings and the quality of the communal open spaces. All development will be designed and orientated to maximise the landscape and open space amenity of the River Torrens Linear Park and improve the links between the adjacent residential areas and the Linear Park.

The built form within this policy area will be well articulated and will comprise of interesting and varied roof forms. The amenity of all future occupants and the adjoining residents will be a significant consideration in the design of dwellings within this Policy Area. All development within this Policy Area, and in particular residential buildings in the form of apartments, will be designed with a focus on access to light and ventilation. Noise attenuation measures will be included where

there is the potential for acceptable noise levels to be exceeded. Development in localities where there is a higher concentration of dwellings will minimise the level of overshadowing and overlooking by adopting a range of design techniques, including the separation of buildings, orientation of windows and balconies and various forms of screening.

Vehicular access onto the larger sites, such as the Housing SA sites, will be limited in number to ensure that the development is not dominated by vehicles and the safety of pedestrians is not compromised. With the exception of detached and semi-detached dwellings with a frontage to Battams Road, River Street or Glenbrook Close, on site carparking will be provided below ground in the basement of buildings, or at grade, preferably behind dwelling frontages, to ensure that garaging, car parking areas and car parking structures are not visible from the primary street or the River Torrens Linear Park. Where possible, car parking areas will be integrated into the design of the development or screened using complementary building materials or landscaping. Garages and carports attached to dwellings located along Battams Road, River Street and Glenbrook Close will be designed to ensure that they do not dominate the streetscape character.

Pedestrian and vehicle linkages on the larger sites within this Policy Area will be pedestrian friendly and promote low speed vehicle movement. These linkages will be designed and treated with materials which clearly distinguish between the areas for vehicles and the areas for pedestrians.

The landscaping and vegetation buffers in this Policy Area will form a dominant feature of the Policy Area. The landscaping will be carefully integrated with the built form, ensuring that it is of a scale that matches the scale of the development, while also providing a comfortable, pleasant and attractive environment. Where practicable, redevelopment within the Policy Area will retain a large number of the mature trees and will supplement these trees with vegetation that is sustainable, drought tolerant and where possible, locally indigenous. The landscaping design will also be important in integrating the development within the Policy Area with the River Torrens Linear Park and the adjoining residential zones and policy areas, providing screening, as well as reducing the visual and noise impacts of the development on the surrounding land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1** The following forms of development are envisaged in the Policy Area:
 - (a) affordable housing;
 - (b) detached dwelling (only on sites with a frontage to Battams Road);
 - (c) group dwelling;
 - (d) residential flat building;
 - (e) row dwelling;
 - (f) semi-detached dwelling;
 - (g) student accommodation; and
 - (h) supported accommodation and housing for seniors.
- 2** Land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than the existing residential development.

Form and Character

- 3** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

- 4 With the exception of the sites fronting Battams Road, residential development in this Policy Area should achieve a minimum net residential density of 60 dwellings per hectare.

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $60 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 5 Residential development with a frontage to Battams Road should achieve a minimum net residential density of 25 dwellings per hectare.

For the purpose of these two Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $25 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

- 6 Building Heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Building Height	Maximum Building Height
Battams Road Frontage	2 storeys (above natural ground level)	2 storeys (above natural ground level)
Glenbrook Close	2 storeys (above natural ground level)	3 storeys (above natural ground level)
River Street Frontage	2 storeys (above natural ground level)	2 storeys (above natural ground level)
River Torrens Linear Park Frontage	3 storeys (above natural ground level)	5 storeys (above natural ground level)
Any area not designated above	2 storeys (above natural ground level)	5 storeys (above natural ground level)

- 7 A residential flat building comprising of fifteen or more dwellings should provide a variety of dwelling sizes (for example, studio, one bedroom, two bedroom and three bedroom).

- 8 Ground floor dwellings in residential flat buildings should contribute to the desired character of a locality and, where applicable, create active, safe public spaces by incorporating either or both of the following:

- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for the dwelling occupants; and
- (b) individual entrances for ground floor dwellings.

- 9 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that indicated in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling	350 minimum (Battams Road)	9
Semi-detached Dwelling	350 minimum (Battams Road)	8
	180 minimum (River Street frontage or Glenbrook Close)	6

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Row Dwelling	300 minimum (Battams Road)	7
	180 minimum (River Street frontage or Glenbrook Close)	5
Group Dwelling	200 average (exclusive of all common areas)	No minimum
Residential Flat Building	150 minimum	4.5
Residential Flat Building in the form of apartments	No minimum	No minimum

- 10** A lesser frontage than that specified may be considered for a hammerhead, battleaxe or similar configuration allotment provided it can achieve the minimum driveway handle width and the minimum side and rear setbacks, specified in the City Wide Principles of Development Control.
- 11** Dwellings with a primary frontage along Battams Road, Glenbrook Close and River Street should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	0.9 metres from at least one side boundary
Minimum setback from side boundaries (for walls with a vertical height exceeding 3 metres measured from natural ground level)	0.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage or laneway) 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 (ground level) 6 metres (upper level)

- 12** The maximum site coverage of all buildings and structures should not exceed 60 per cent of the total site area, on sites with a frontage to Battams Road or Glenbrook Close, or 70 per cent, on sites with a frontage to River Street.
- 13** The front setback of new dwellings with a primary frontage to Battams Road and Glenbrook Close, should reflect the pattern established by the adjoining dwellings.
- 14** Dwellings with a primary frontage to River Street should be setback a minimum of 3 metres.
- 15** All upper level components of buildings should be setback from the side and rear boundary a distance that would minimise the visual bulk and adverse impacts on neighbouring development, such as overshadowing and overlooking.
- 16** Dwellings with a frontage to a street should be designed so that the main facade faces the primary street frontage of the land.
- 17** Dwellings located adjacent the River Torrens Linear Park should be designed so that the main facade faces the public open space adjacent to the land on which it is situated.

- 18 Buildings should address public open space, communal open spaces and defined pedestrian and cycle paths.
- 19 Development fronting the River Torrens Linear Park should be sited and designed to reduce the visual impact of the development from the Linear Park.
- 20 Development on sites greater than 2000 square metres should:
 - (a) be designed to reduce energy consumption through careful building orientation, the promotion of natural ventilation and the use of shading devices;
 - (b) incorporate spacing between residential flat buildings which reduces visual impact and provides opportunities for landscaping; and
 - (c) incorporate internal communal courtyards to break up the building mass;
 - (d) incorporate pedestrian and cycle links to the adjacent River Torrens Linear Park.
- 21 Vehicle parking in association with row dwellings, group dwellings or residential flat buildings, should be located to the rear of development or not be visible from the River Torrens Linear Park or the primary street frontage.
- 22 Semi-detached, row and group dwellings and residential flat buildings should be provided with off street car parking in accordance with the following:
 - (a) one covered on-site car parking space per dwelling, for a dwelling with up to two bedrooms (or rooms capable of being used as a bedroom); or
 - (b) two on-site car parking spaces per dwelling, at least one of which is covered, for a dwelling with three or more bedrooms (or rooms capable of being used as a bedroom); and
 - (c) in either of the two circumstances described above, one either covered or uncovered on-site visitor car parking space per four dwellings (rounded up to the nearest whole number), that is exclusive of vehicle manoeuvring areas and is not sited behind a locked garage door, gate or fence, and is accessible to visitors at all times.
- 23 Development should ensure that public access to the River Torrens Linear Park is enhanced for cyclists and pedestrians.
- 24 Development should incorporate attractive, safe and pleasant communal spaces, accessways and driveways.
- 25 Landscaping on sites greater than 2000 square metres, should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility and car parking areas and enhance the visual amenity of the area.

Land Division

- 26 Land division should support the provision of a broad range of housing options and the accommodation of buildings that address street frontages, communal spaces, public open spaces and the River Torrens Linear Park to enhance opportunities for passive surveillance of public spaces.
- 27 Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

River Torrens Linear Park Medium Density Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the River Torrens Linear Park Medium Density Policy Area shown on Maps NPSP/13,19,20 and 21. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A residential policy area that provides low to medium density housing opportunities in close proximity to the River Torrens Linear Park.
- Objective 2:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The River Torrens Linear Park Medium Density Policy Area encompasses parts of the suburbs of St Peters, Joslin, Royston Park, Marden and Felixstow which have a contemporary built form character and are located in close proximity to the River Torrens Linear Park and the associated reserves located along the Linear Park. These areas, which are generally characterised by low density single storey detached dwellings on generous size allotments, will experience a transformation in built form and density to reflect their locational advantage in terms of access to this significant open space corridor.

The new urban form will comprise of a mix of detached, semi-detached, row and group dwellings on compact allotments, with some residential flat buildings developed on larger sites. In this Policy Area, site amalgamation will be supported so that larger development sites can be assembled to deliver co-ordinated medium density dwellings. Building heights will range from a minimum of two storeys up to four storeys on sites greater than 2400 square metres. To ensure that the amenity of the surrounding residential areas is not compromised, heights will be tapered down along the boundary of lower density residential zones and policy areas.

The built form within this Policy Area will be well articulated, particularly along the front and side elevations, and will comprise of interesting and varied roof forms. Particular attention will be given to the design and siting of buildings, especially residential flat buildings, to minimise the visual impact of the buildings from the River Torrens Linear Park and the surrounding residential areas. Buildings that present as plain box-like built forms with limited detailing will not be supported in the Policy Area.

Development with a frontage to the River Torrens Linear Park will be orientated and designed to maximise the landscape and open space amenity of the River Torrens Linear Park, while at the same time ensuring that the broader public access and enjoyment of the Linear Park is not diminished. Where possible, pedestrian links from the surrounding residential areas to the River Torrens Linear Park will be incorporated. Opportunities to expand the pedestrian links to the Klemzig interchange and increase access to this major public transport node, will be a considered when major developments in close proximity to the Klemzig Interchange are undertaken.

Landscaping, particularly landscaping on larger sites, will play an important role in integrating the development into the surrounding areas and parcels of open space, providing screening, as well as minimising visual and noise impacts. Fencing along the Linear Park boundaries should be of an open nature to ensure visual permeability and encourage passive surveillance and create a visually interesting public realm.

The Fogolar Furlan Italian Club site, which is located within this Policy Area in the short term will continue to provide an Italian cultural destination for the broader community. Any future redevelopment of the Fogolar Furlan Italian Club site will be of a scale and design, which improves its visual and physical connectivity with the Linear Park and adjacent residential areas. The redevelopment of this Local Heritage Place will retain some physical components from the site so that its cultural significance, as a symbol of the Italian migration to the area during the 1950s and

1960s is always remembered. Development on this site will comprise of medium density residential development in the form of four storey residential apartment buildings in the core of the site and along the Linear Park and Drage Reserve frontages, with two to three storey semi-detached dwellings and row dwellings along the Langman Grove and Briar Road frontages. Vehicle access points onto this site will be limited in number, with on-site carparking provided below ground in the basement of buildings, or at grade behind the dwelling frontages to ensure that car parking areas and structures are not visible from the River Torrens Linear Park, Drage Reserve or Briar Road.

The former Highways Department car park, located at Holton Court Joslin, forms the second significant parcel of land within this Policy Area. Given the site's historical use and its strategic location, within the River Torrens Linear Park, conversion back to open space would be the most appropriate use for this site, although other uses could be considered. Regardless of the future use of this site, remediation will need to be completed before the site can be redeveloped. However, the site may be suitable in its current form for a low intensity storage facility, provided that such a facility is centrally located on the capped surface and is screened appropriately, to ensure that it is not visible from the River Torrens Linear Park.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- (a) affordable housing;
- (b) detached dwelling;
- (c) dwelling addition;
- (d) domestic outbuilding in association with a dwelling;
- (e) domestic structure;
- (f) group dwelling;
- (g) residential flat building;
- (h) row dwelling;
- (i) semi-detached dwelling;
- (j) dependent accommodation; and
- (k) supported accommodation and housing for seniors.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

3 Medium density development should achieve gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare).

For the purpose of this Principle of Development Control, the minimum number of dwellings to be provided should be calculated by using the formula: $40 \text{ (number of dwellings per hectare)} \times \text{site area (in square metres)} \div 10000 = \text{minimum number of dwellings to be provided per hectare}$.

4 Building Heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

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Designated Area	Minimum Height	Building	Maximum Height	Building
Fogolar Furlan Italian Club site	2 storeys (above natural ground level)		4 storeys (above natural ground level)	
Site or amalgamated sites greater than 2400 square metres (other than the Fogolar Furlan and Former Highways Department sites)	2 storeys (above natural ground level)		4 storeys (above natural ground level)	
All other sites not designated above	2 storeys (above natural ground level)		3 storeys (above natural ground level)	

5 Development should not exceed two storeys in height where the development site abuts the boundary of a lower density Zone or Policy Area.

6 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached Dwelling (with double garage/carport)	300 minimum	12.5
Detached Dwelling (with single garage/carport)	280 minimum	9
Semi-detached Dwelling	250 minimum	8
Row Dwelling	250 minimum	6
Group Dwelling	220 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	200 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building in the form of apartments	180 average (exclusive of all common areas)	18 (total development site frontage)

7 The minimum site area per dwelling should only be less than that shown in the table above where it can be demonstrated that the development will not:

- (a) compromise the amenity of any existing dwelling on the land or adjoining land; and
- (b) exceed the maximum site coverage and building height, can achieve the minimum site frontage, the necessary front, side and rear setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.

8 A lesser frontage than that specified may be considered for:

- (a) a hammerhead, battleaxe or similar configuration allotment provided it can achieve the minimum driveway handle width and the minimum side and rear setbacks, specified in the City Wide Principles of Development Control: or

- (b) a detached dwelling where rear vehicular access to service the garaging and parking areas can be provided.

9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from the primary frontage (when the primary frontage is the River Torrens Linear Park or associated open space Reserve)	No minimum
Minimum setback from side boundaries (for walls with a vertical height of up to 3 metres measured from natural ground level)	0.9 metres from at least one side boundary
Minimum setback from side boundaries (for walls with a vertical height exceeding 3 metres measured from natural ground level)	0.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from side boundary (for south facing upper level walls (except where the south facing upper level wall is along a secondary street frontage) 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 (ground level) 6 metres (upper levels)

10 Except where a development exceeds four storeys in height, buildings and structures should not exceed 60 per cent site coverage, or 70 per cent where a development is on a large site or amalgamated site of greater than 2400 square metres.

11 The minimum private open space requirement may be reduced where one or more of the following applies:

- (a) the development is located directly adjacent to:
- (i) the River Torrens Linear Park;
 - (ii) a public open space reserve; or
 - (iii) a public road which is adjacent to the River Torrens Linear Park or a public open space reserve; or
- (b) it forms part of a development that is on a site or an amalgamated site greater than 2400 square metres in area that includes communal open space.

12 Development on allotments with a direct frontage to the River Torrens Linear Park or associated public reserve should:

- (a) be designed with an orientation to both the Linear Park and the adjoining public road (except where the public road is a laneway (including a service lane), or other minor or unserviced street); and
- (b) be orientated to provide passive surveillance of the River Torrens Linear Park from the habitable rooms.

- 13** A residential flat building comprising of twenty or more dwellings should provide a variety of dwelling sizes (for example, studio, one bedroom, two bedroom and three bedroom).
- 14** Ground floor dwellings in residential flat buildings should contribute to the desired streetscape character of a locality and, where applicable, create active, safe streets by incorporating either or both of the following:
 - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for the dwelling occupants; and
 - (b) individual entrances for ground floor dwellings.
- 15** Development should result in high-quality aesthetic and urban design outcomes and the promotion of a built form that facilitates amalgamation of allotments.
- 16** In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 17** Development on sites greater than 2400 square metres should incorporate pedestrian links and internal communal courtyards to break up the building mass. Opportunities to provide through-site pedestrian links and to link them to publicly accessible open space should be maximised.
- 18** Development, including land division, should not occur on the former Highways Department carpark site unless the site has been remediated as necessary to ensure that it is suitable and safe for the proposed use.

Land Division

- 19** Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Objectives of the Zone and Policy Area can be achieved.
- 20** Allotments may be amalgamated to facilitate co-ordinated and efficient development.
- 21** Land division and site amalgamation should:
 - (a) create allotments that vary in size to facilitate a variety of residential uses; and
 - (b) support built forms that address street frontages and public reserves to enhance opportunities for passive surveillance of public spaces.
- 22** Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

Senior's Housing Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Senior's Housing Policy Area shown on Maps NPSP/21. These provisions are additional to those expressed for the Residential Zone and the whole of the Council area in the City Wide section.

OBJECTIVES

- Objective 1:** A residential Policy Area comprising a range of medium density dwellings, primarily in the form of semi-detached dwellings, group dwellings, row dwellings and residential flat buildings, designed to meet the modern needs of the older residents.
- Objective 2:** A built form that provides a transition down in height and scale at the Policy Area boundary to maintain the amenity of residential properties located within the adjoining residential zones.
- Objective 3:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Senior's Housing Policy Area is located on the edge of the suburbs of Payneham and Glynde and incorporates the Lutheran Homes Retirement and Aged Care Complex and The Glynde Lodge located on Davis Road, Glynde. These two facilities cover a significant area, with the Lutheran Homes Retirement and Aged Care complex, in particular, being very substantial in its scale and comprising an array of different design responses, which reflect the changing demand for these types of facilities over the last few decades.

Over time, this Policy Area will see a significant amount of redevelopment, to meet the changing needs and demands in retirement and aged care facilities. Whilst redevelopment within this Policy Area may only see a small increase in density, it will result in a major change to its urban form. Apartment style accommodation ranging between three and four storey buildings, together with independent living units in the form of row dwellings and residential flat buildings will replace the single storey units that currently occupy a large proportion of the site. The new built form will be surrounded by communal areas of open space and landscaped gardens that complement the development and create a peaceful and pleasant environment. The design and permeable layout of the developments together with the quality communal open spaces and the accessibility to a range of shared facilities will create a safe environment for the residents and encourage community interaction.

Dwellings and units will be of a size that meet the modern day needs of the residents. All development will be of a high standard and design, incorporating all of the modern conveniences. Building will be highly articulated and will comprise a variety of roof forms. Residential flat buildings and row dwellings will use a variety of materials or vary the use of the materials between dwellings to provide interest and avoid uniformity in design. Pedestrian and vehicle linkages on the larger sites will be pedestrian friendly and promote low speed vehicle movement. These linkages will be designed and treated with materials which clearly distinguish between the areas for vehicles and the areas for pedestrians. Car parking areas will be consolidated and located at the basement level or at the rear of buildings and screened with landscaping.

Along the boundaries of the Policy Area, development will be scaled down in height to ensure that there is a transition between the more compact higher density development within this Policy Area and the surrounding lower density residential areas.

The absence of front fencing will continue to be a strong character element in this Policy Area placing greater responsibility on landscaping to define front boundaries and to contribute to the overall streetscape appearance of the dwelling.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - (a) detached dwelling;
 - (b) group dwelling;
 - (c) residential flat building;
 - (d) row dwelling;
 - (e) semi-detached dwelling; and
 - (f) supported accommodation and housing for seniors.

- 2 Land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than the existing residential development.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

- 4 Building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated Area	Minimum Building Height	Maximum Building Height
Barnes Road, Davis Road, Henry Street (East of Avenue Road), Lewis Road	No minimum	2 storeys
Henry Street (West of Avenue Road)	No minimum	3 storeys
Avenue Road	No minimum	4 storeys
Any area not designated above	No minimum	4 storeys

- 5 Development should not exceed two storeys in height where the development site abuts the boundary of a lower density Zone or Policy Area.

- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	4 metres
Minimum setback from side boundaries	No minimum
Minimum setback from rear boundary	No minimum

- 7 The maximum site coverage of all buildings and structures should not exceed 70 per cent of the total site area.

- 8 Development should result in high-quality aesthetic and urban design outcomes.
- 9 Development should be designed to reduce energy consumption through the careful building orientation, the promotion of natural ventilation and the use of shading devices.
- 10 Development with a frontage to a road or a communal open space should be designed so that the main facade faces the street and/or the communal open space.
- 11 Development should cater for the safety and convenience of the users by providing, where appropriate, pedestrian pathways and ramps located and designed to foster ease of movement.
- 12 Large scale development or redevelopment should incorporate attractive, safe and pleasant communal spaces and pedestrian pathways to break up the building mass.
- 13 Opportunities to provide through-site pedestrian links and to link them to publicly accessible open space should be maximised.
- 14 Vehicle parking should be located to the rear of development or not be visible from the street frontages.
- 15 Pedestrian walkways, and other paths of travel should include resting places and opportunity for social interaction with seats and shelter.
- 16 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Land Division

- 17 Land division in the Policy Area is appropriate provided new allotments are of a size and configuration to ensure the Policy Area can be achieved.
- 18 Allotments may be amalgamated to facilitate co-ordinated and efficient development.
- 19 Land division that results in an hammerhead, battleaxe or similar configuration allotment is appropriate in this Policy Area.

Attachment F

- PDC** The minimum site area per dwelling should only be less than that specified where it can be demonstrated that the development will:
- (a) not diminish or dominate the streetscape character of the locality; and
 - (b) achieve the necessary setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.

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

Attachment G

PDC The minimum site area per dwelling should only be less than that specified in the zone where it can be demonstrated that the development will:

- (a) not diminish or dominate the streetscape character of the locality; and
- (b) achieve the necessary setbacks and can accommodate the minimum private open space and car parking requirements for each dwelling.

PDC Opportunities for the shared use of car parking spaces between adjacent uses of land should be explored to reduce the total extent of car parking required, provided the availability of such shared parking to each use can be sustained for the duration of that use.

Attachment H

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

- PDC** The minimum site area per dwelling should only be less than that specified where it can be demonstrated that the development will not:
- (a) compromise the amenity of any existing dwelling on the land or adjoining land;
 - (b) compromise the existing or potential future land uses considered appropriate in the zone;
 - (c) diminish the streetscape character of the locality; and
 - (d) exceed the maximum building height and can accommodate the minimum private open space and car parking requirements for each dwelling.
- PDC** The front setbacks of new development should reflect the pattern established by the adjoining developments.
- PDC** The minimum front building setback may be reduced where it can be demonstrated that all of the following can be achieved:
- (a) solar access to adjoining properties will be maintained;
 - (b) minimal loss of visual and acoustic privacy for future residents;
 - (c) minimal direct overlooking of private open space areas of any adjoining sites from upper level living room area balconies;
 - (d) adequate private open space is provided;
 - (e) adequate site lines are maintained for pedestrians and motorists;
 - (f) blank walls facing public boundaries are avoided; and
 - (g) an adequate area for landscaping along the primary street frontage is provided.

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

Attachment I

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



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps NPSP/3 to NPSP/25 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

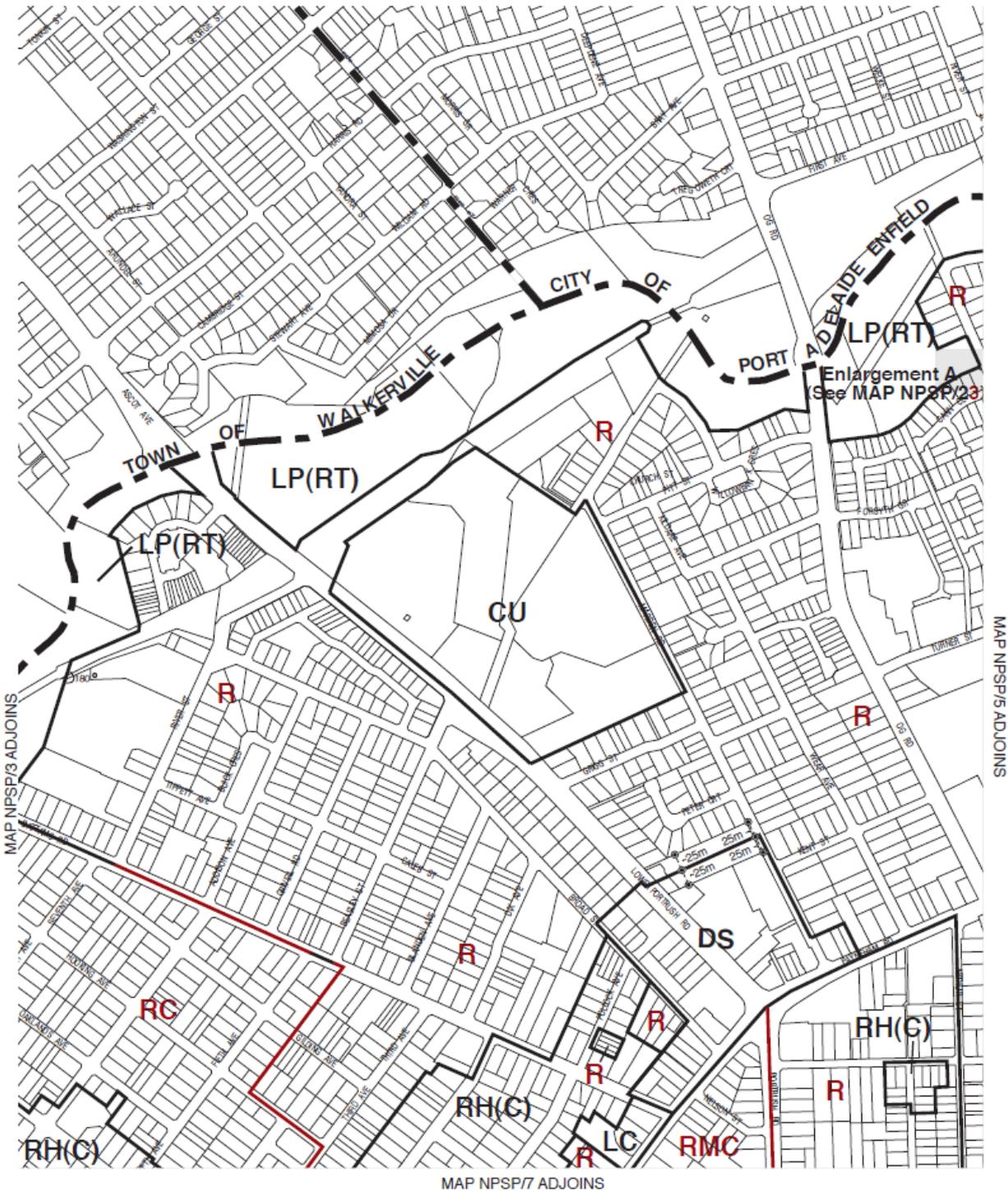


Scale 1:30000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 INDEX
 MAP NPSP/2**

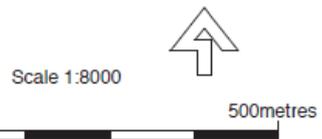
— — — — — Development Plan Boundary



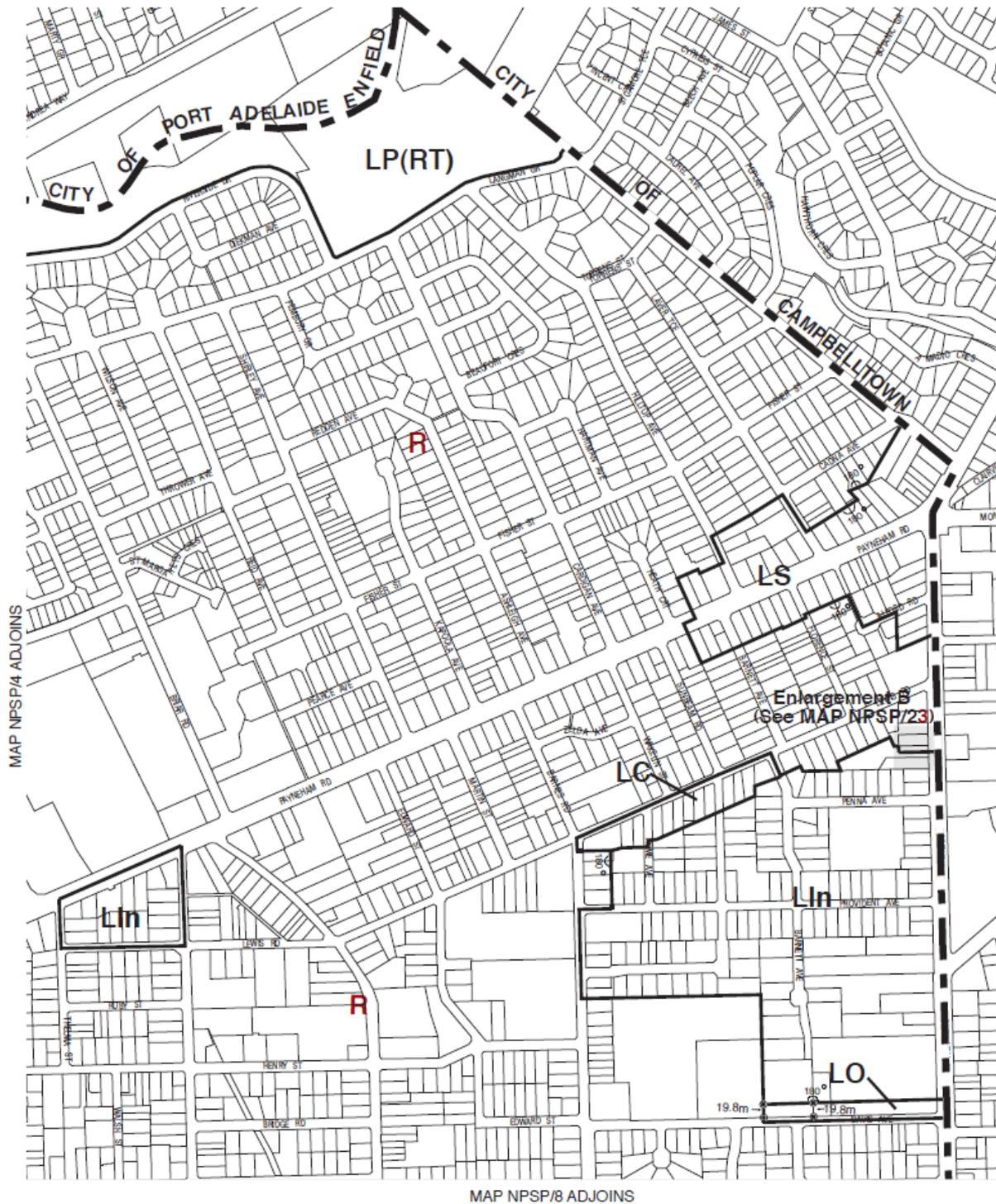
NOTE : For Policy Areas See MAP NPSP/20

- CU Community Uses
- DS District Shopping
- LC Local Commercial
- LP(RT) Linear Park (River Torrens)
- R Residential
- RC Residential Character
- RMC Residential Mixed Character
- RH(C) Residential Historic (Conservation)

- Zone Boundary
- - - Development Plan Boundary



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/4**



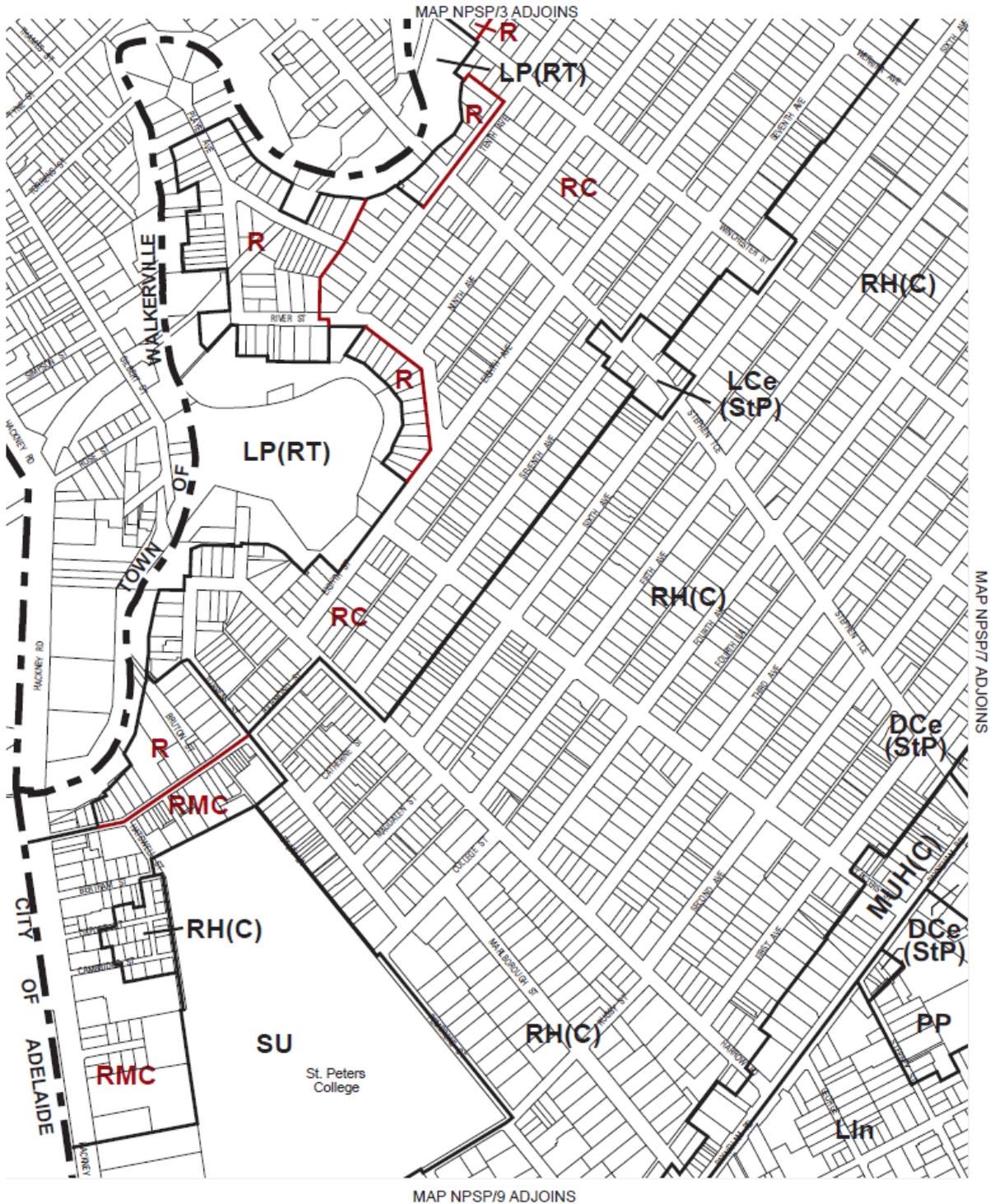
NOTE : For Policy Areas See MAP NPSP/21

- | | |
|--------|-----------------------------|
| LC | Local Commercial |
| LIn | Light Industry |
| LO | Local Office |
| LP(RT) | Linear Park (River Torrens) |
| LS | Local Shopping |
| R | Residential |

- | | |
|--|---------------------------|
| | Zone Boundary |
| | Development Plan Boundary |

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/5**

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



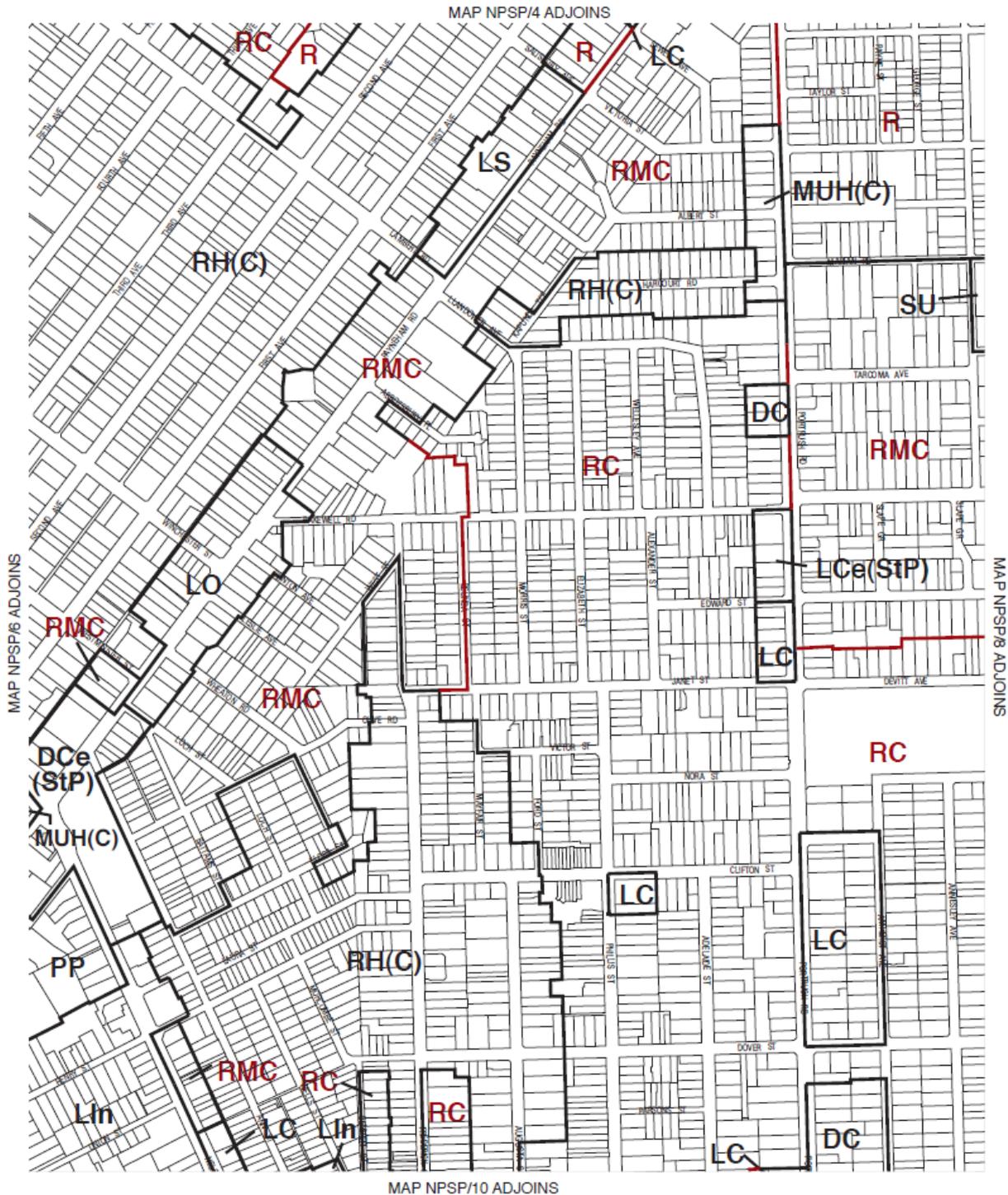
NOTE : For Policy Areas See MAP NPSP/13

- | | |
|----------|-------------------------------------|
| DCe(StP) | District Centre (St Peters) |
| LCe(StP) | Local Centre (St Peters) |
| LIn | Light Industry |
| LP(RT) | Linear Park (River Torrens) |
| MUH(C) | Mixed Use Historic (Conservation) |
| PP | Public Purposes |
| R | Residential |
| RC | Residential Character |
| RH(C) | Residential Historic (Conservation) |
| RMC | Residential Mixed Character |
| SU | Special Uses |

- | | |
|--|---------------------------|
| | Zone Boundary |
| | Development Plan Boundary |

Scale 1:8000

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/6**



NOTE : For Policy Areas See MAP NPSP/14

DC	District Commercial
DCE(StP)	District Centre (St Peters)
LC	Local Commercial
LCE(StP)	Local Centre (St Peters)
LIn	Light Industry
LO	Local Office
LS	Local Shopping
MUH(C)	Mixed Use Historic (Conservation)
PP	Public Purposes
R	Residential
RC	Residential Character
RH(C)	Residential Historic (Conservation)
RMC	Residential Mixed Character
SU	Special Uses

— Zone Boundary

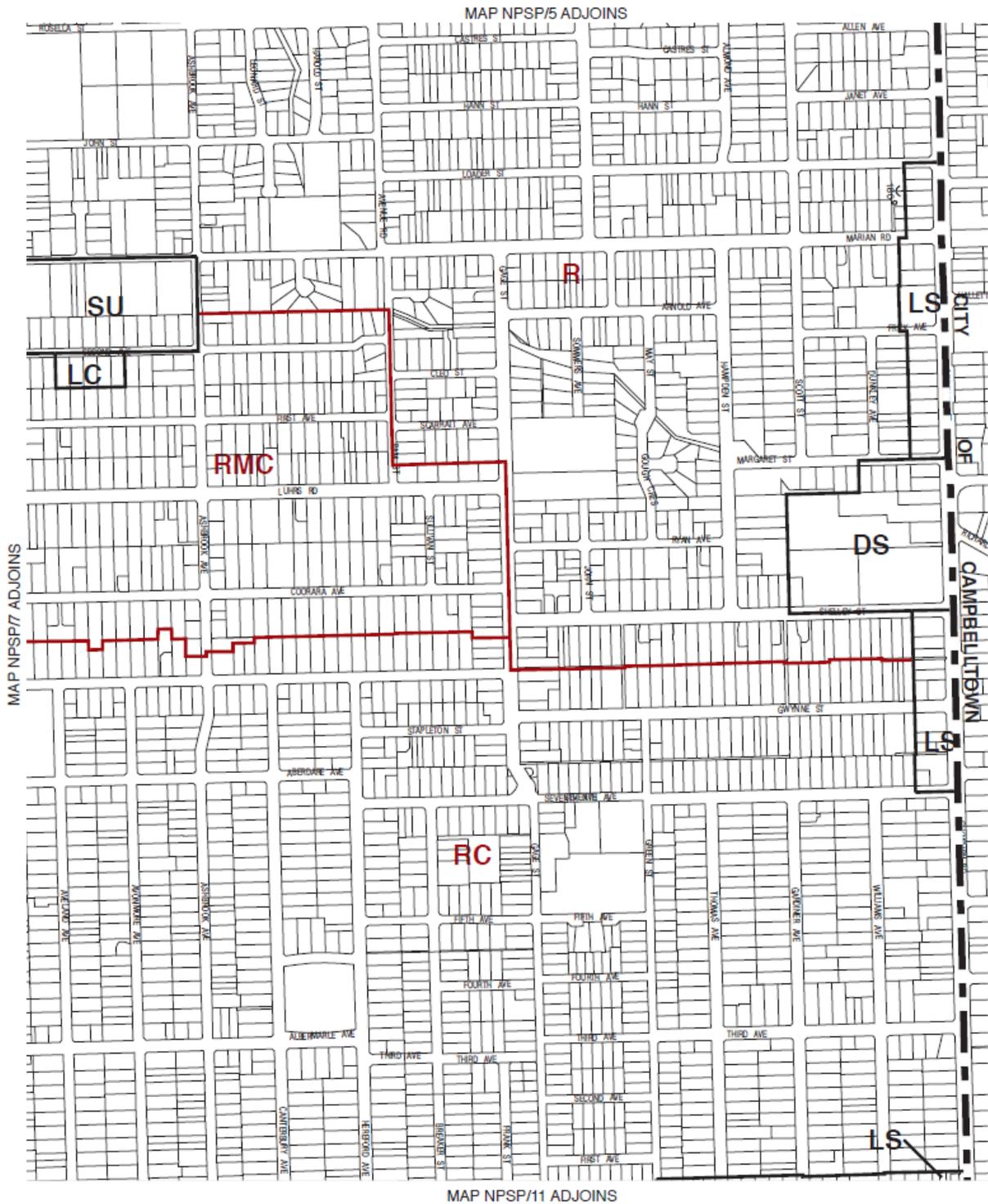


Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/7**

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



NOTE : For Policy Areas See MAP NPSP/22

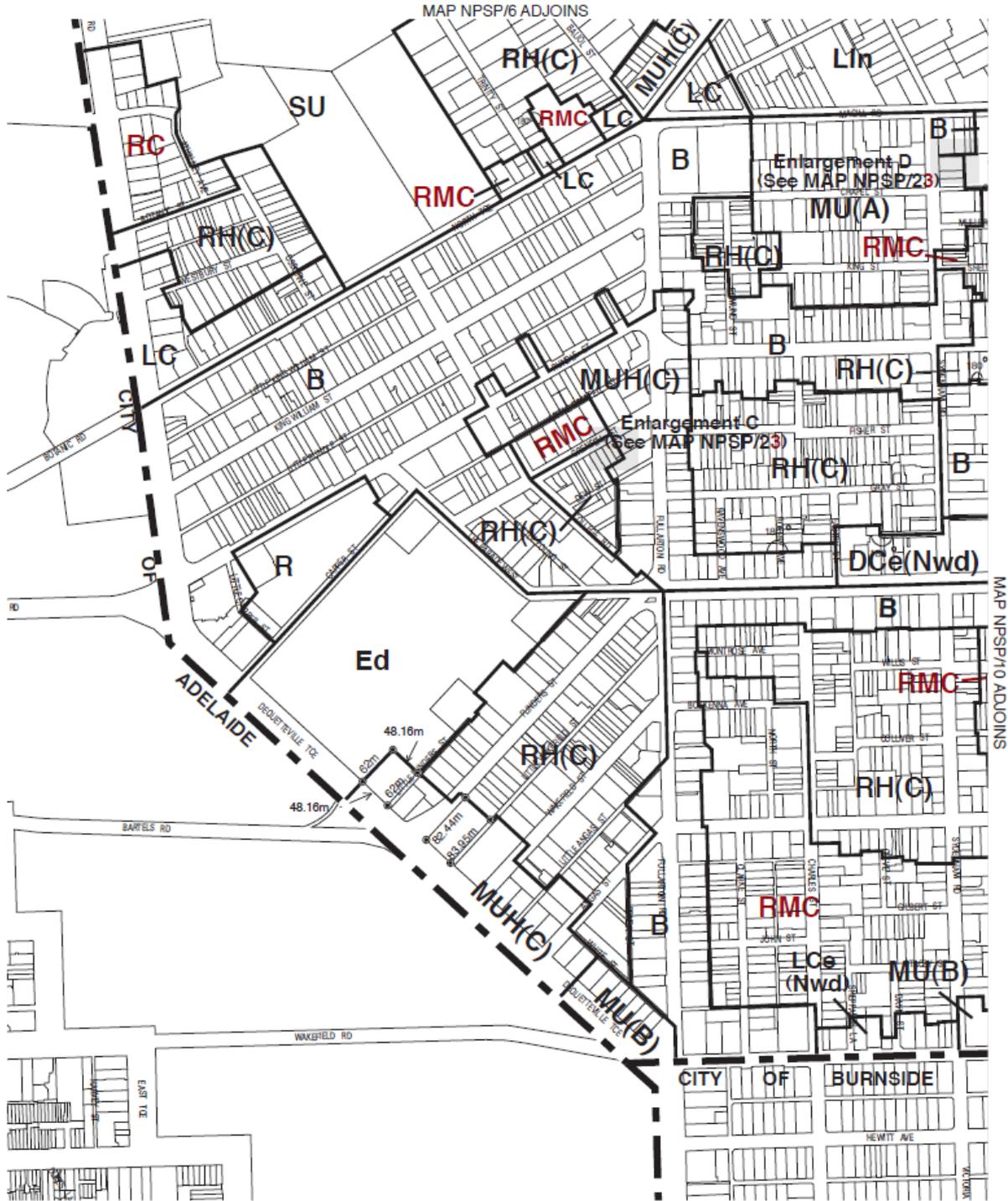
- DS District Shopping
- LC Local Commercial
- LS Local Shopping
- R Residential
- RC Residential Character
- RMC Residential Mixed Character
- SU Special Uses

- Zone Boundary
- Development Plan Boundary



**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
ZONES
MAP NPSP/8**

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



NOTE : For Policy Areas See MAP NPSP/15

B	Business	R	Residential
DCe(Nwd)	District Centre (Norwood)	RC	Residential Character
Ed	Educational	RMC	Residential Mixed Character
LC	Local Commercial	SU	Special Uses
LCe(Nwd)	Local Centre (Norwood)		
LIn	Light Industry		
MU(A)	Mixed Use A		
MU(B)	Mixed Use B		
MUH(C)	Mixed Use Historic (Conservation)		
RH(C)	Residential Historic (Conservation)		

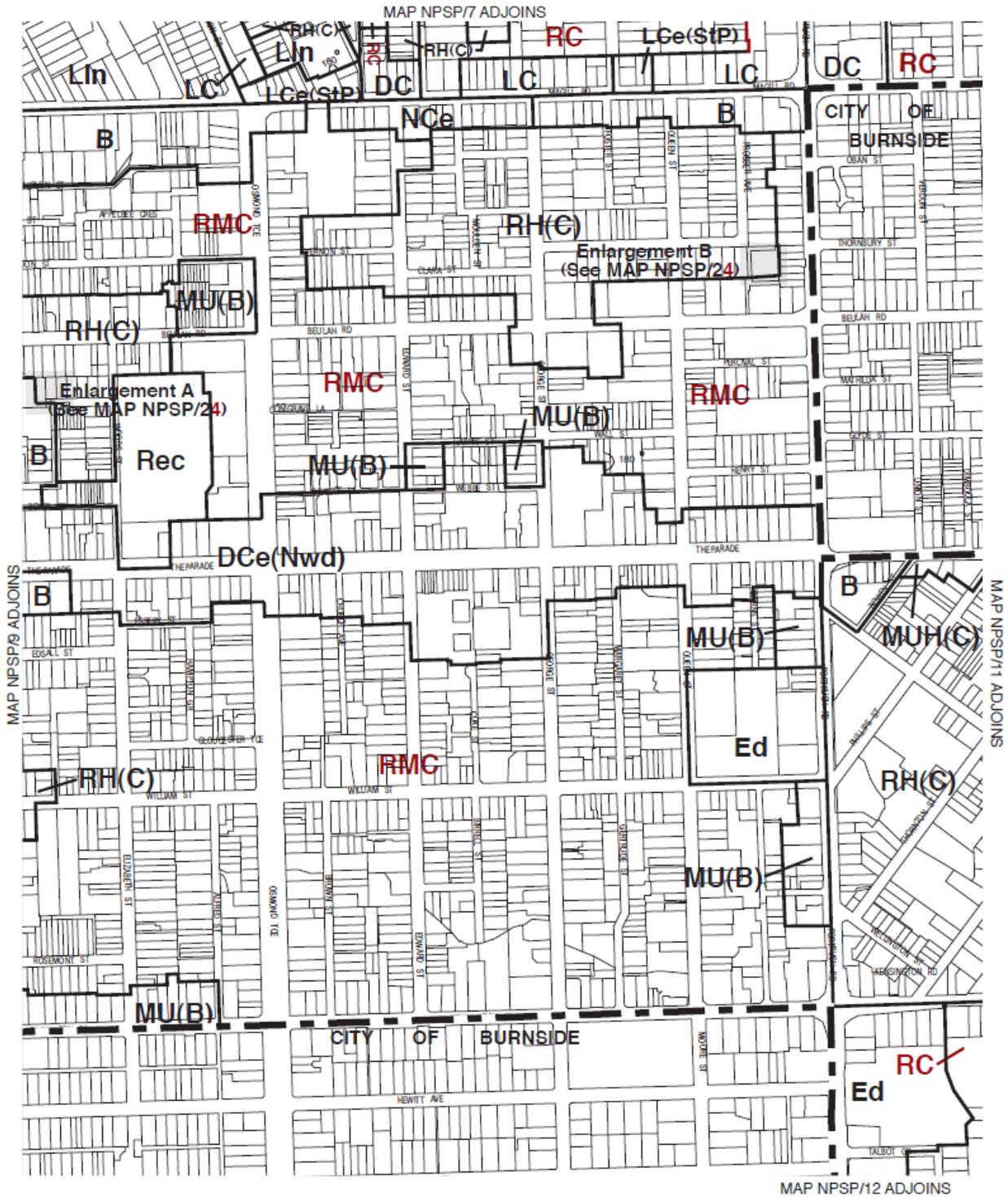
— Zone Boundary
 - - - Development Plan Boundary

Residential
 Residential Character
 Residential Mixed Character
 Special Uses



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/9**

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



NOTE : For Policy Areas See MAP NPSP/16

- | | | | |
|----------|-------------------------------------|-----|-----------------------------|
| B | Business | RMC | Residential Mixed Character |
| DC | District Commercial | Rec | Recreation |
| 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 | | |
| RH(C) | Residential Historic (Conservation) | | |

- | | |
|--|---------------------------|
|  | Zone Boundary |
|  | Development Plan Boundary |

Scale 1:8000

0 500metres

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/10**



NOTE : For Policy Areas See MAP NPSP/17

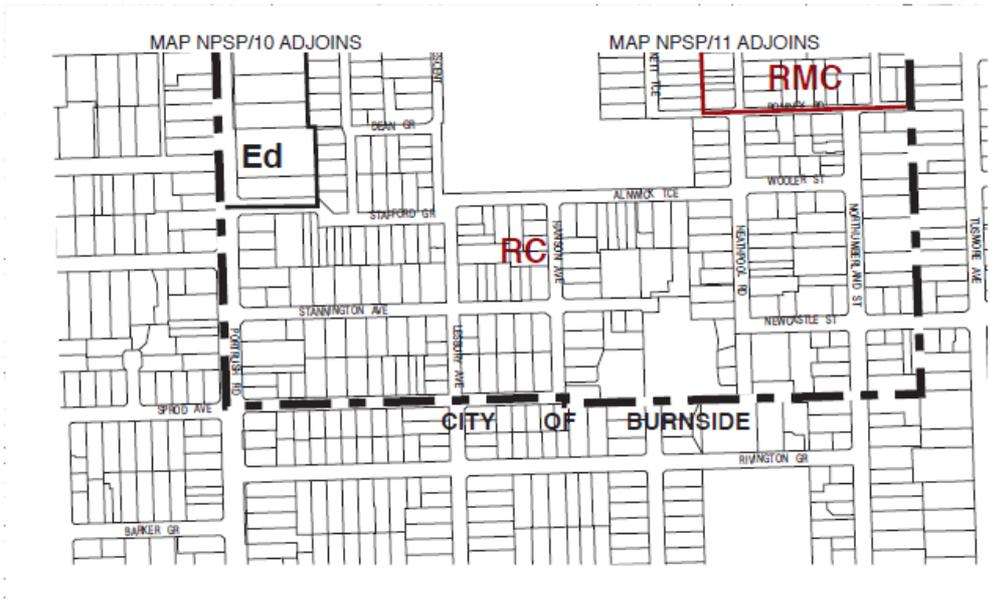
- LC Local Commercial
- LS Local Shopping
- MUH(C) Mixed Use Historic (Conservation)
- NCE Neighbourhood Centre
- RC Residential Character
- RH(C) Residential Historic (Conservation)
- RMC Residential Mixed Character

- Zone Boundary
- - - Development Plan Boundary

Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/11**



NOTE : For Policy Areas See MAP NPSP/18

Ed Educational
 RC Residential Character
 RMC Residential Mixed Character

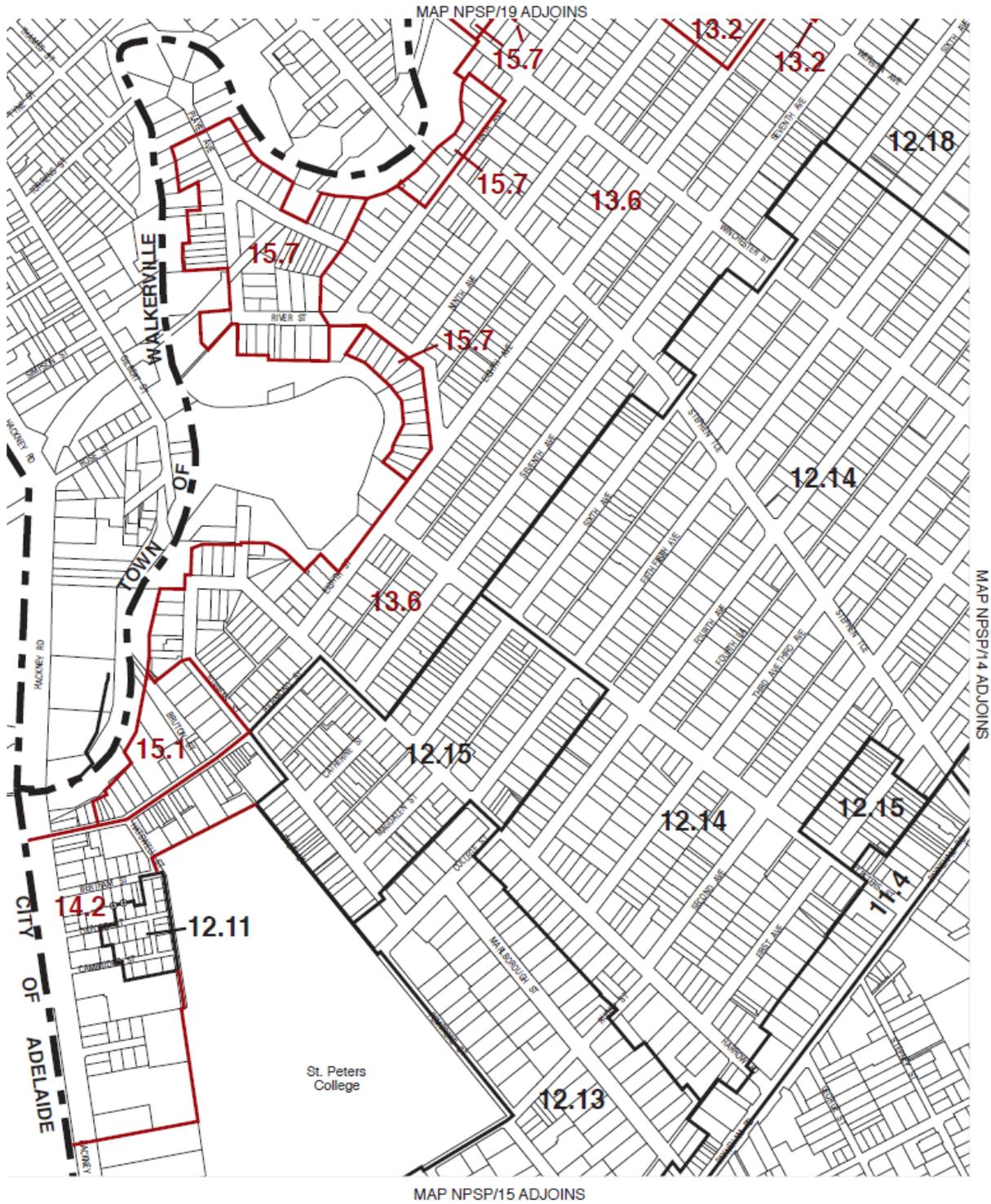
— Zone Boundary
 - - - Development Plan Boundary



Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 ZONES
 MAP NPSP/12**



Mixed Use Historic (Conservation)
 11.4 Payneham Road

Residential Historic (Conservation)
 12.11 Hackney North
 12.13 College Park
 12.14 The Avenues
 12.15 St Peters
 12.18 Joslin / Royston Park

Residential Character
 13.2 Established Character
 13.6 St Peters Traditional Character

Residential Mixed Character
 14.2 Hackney

Residential
 15.1 Adelaide Caravan Park
 15.7 River Torrens Linear Park

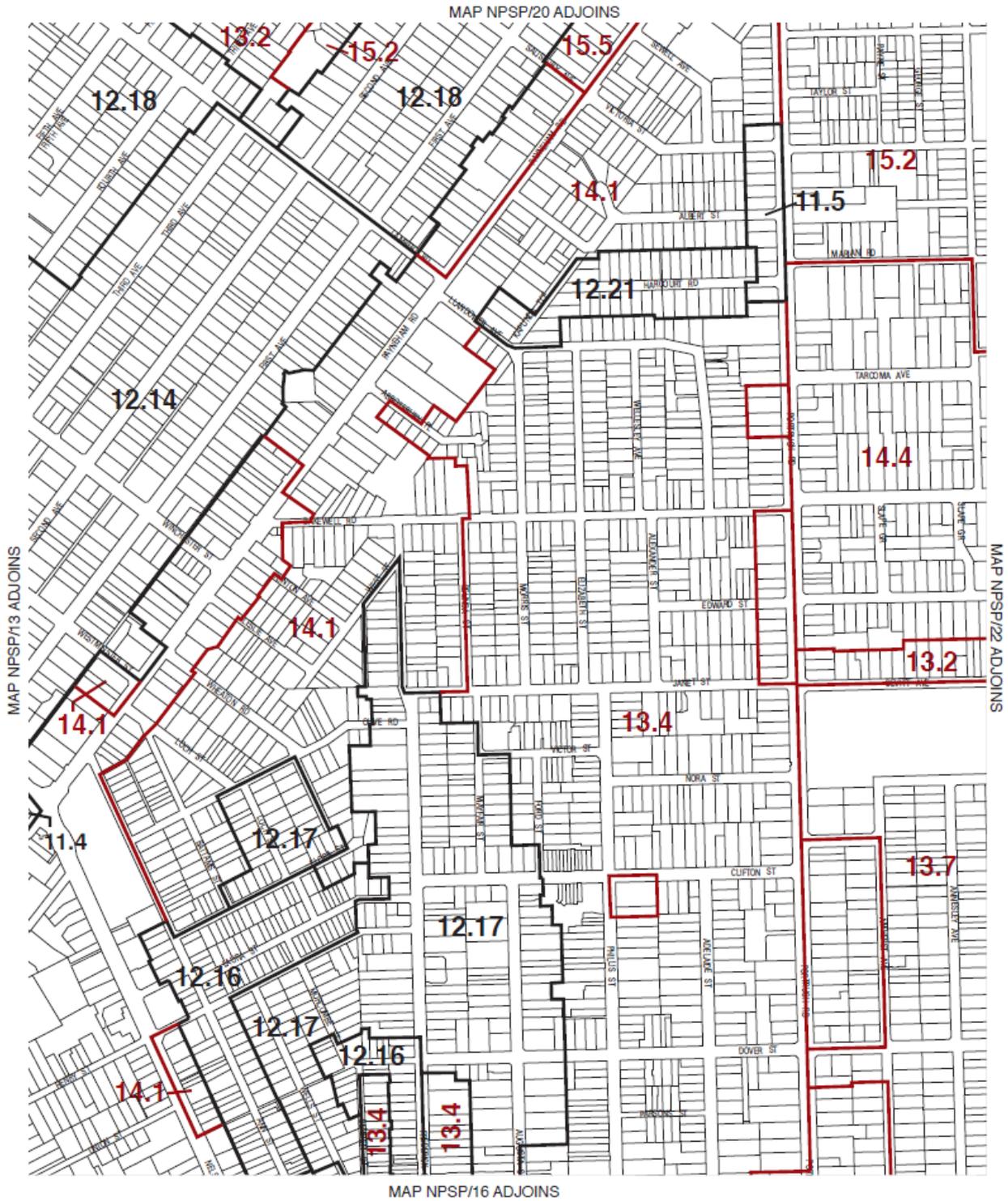
— Policy Area Boundary
 - - - Development Plan Boundary



Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/13**



- Mixed Use Historic (Conservation)**
 11.4 Payneham Road
 11.5 Portrush Road
- Residential Historic (Conservation)**
 12.14 The Avenues
 12.16 Stepney
 12.17 Maylands
 12.18 Joslin / Royston Park
 12.21 Payneham (Harcourt Road)

- Residential Character**
 13.2 Established Character
 13.4 Maylands Traditional Character
 13.7 Trinity Gardens Traditional Character

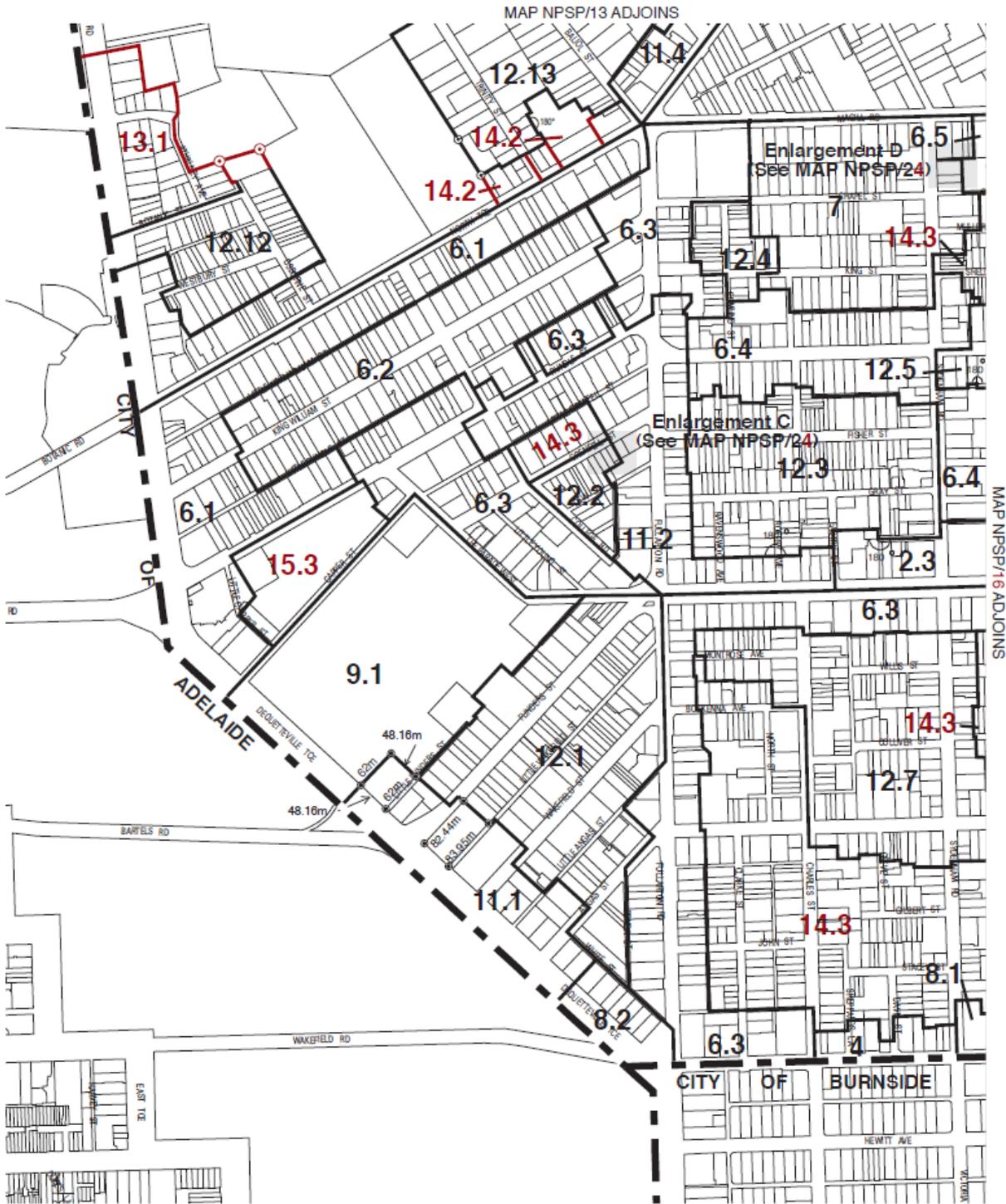
- Residential Mixed Character**
 14.1 Evandale/Marryatville
 14.4 Payneham South
- Residential**
 15.2 Contemporary Character
 15.5 Marden Medium Density

Policy Area Boundary



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/14**

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



- | | | |
|---------------------------------|-------------------------------------|-----------------------------|
| District Centre (Norwood) | Mixed Use Historic (Conservation) | Residential Mixed Character |
| 2.3 The Parade West | 11.1 Dequetteville Terrace | 14.2 Hackney |
| Neighbourhood Centre | 11.2 The Parade/Fullarton Road | 14.3 Norwood |
| 4 Local Centre (Norwood) | 11.4 Payneham Road | Residential |
| Business | Residential Historic (Conservation) | 15.3 Dr Kent's Paddock |
| 6.1 Kent Town 1 | 12.1 Kent Town 1 | |
| 6.2 King William Street | 12.2 Kent Town 2 | |
| 6.3 West Norwood | 12.3 Norwood 1 | |
| 6.4 Beulah Road | 12.4 Norwood 2 | |
| 6.5 Magill Road West | 12.5 Norwood 3 | |
| Mixed Use A | 12.7 Norwood 5 | |
| Mixed Use B | 12.12 Hackney South | |
| 8.1 Kensington Road | 12.13 College Park | |
| 8.2 Dequetteville Terrace South | Residential Character | |
| Educational | 13.1 Athelney Avenue/Botanic Street | |
| 9.1 Prince Alfred College | Traditional Character | |

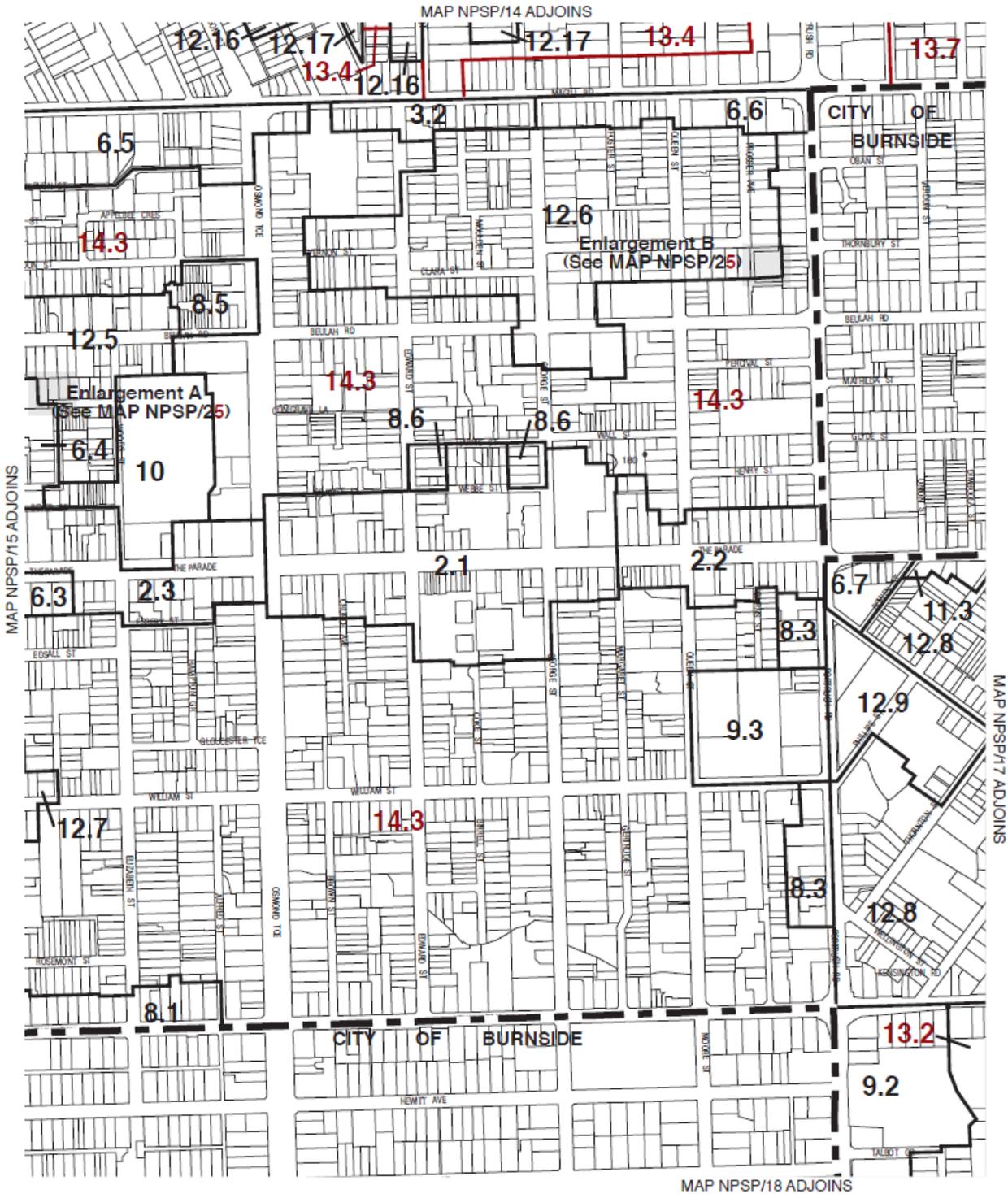
Policy Area Boundary
 Development Plan Boundary

- Residential Mixed Character
 14.2 Hackney
 14.3 Norwood
 Residential
 15.3 Dr Kent's Paddock

Scale 1:8000

0 500metres

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/15**



District Centre (Norwood)

- 2.1 Retail Core
- 2.2 The Parade East
- 2.3 The Parade West
- Neighbourhood Centre
- 3.2 Magill Road
- Business
- 6.3 West Norwood
- 6.4 Beulah Road
- 6.5 Magill Road West
- 6.6 Magill Road East
- 6.7 Kensington
- Mixed Use B
- 8.1 Kensington Road
- 8.3 Portrush Road
- 8.5 Osmond Terrace
- 8.6 George Street/Edward Street

Educational

- 9.2 Loreto College
- 9.3 St. Ignatius
- 10 Recreation
- Mixed Use Historic (Conservation)
- 11.3 Kensington
- Residential Historic (Conservation)
- 12.5 Norwood 3
- 12.6 Norwood 4
- 12.7 Norwood 5
- 12.8 Kensington 1
- 12.9 Kensington 2
- 12.16 Stepany
- 12.17 Maylands

Residential Character

- 13.2 Established Character
- 13.4 Maylands Traditional Character
- 13.7 Trinity Gardens Traditional Character
- Residential Mixed Character
- 14.3 Norwood

Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/16**

- Policy Area Boundary
- Development Plan Boundary



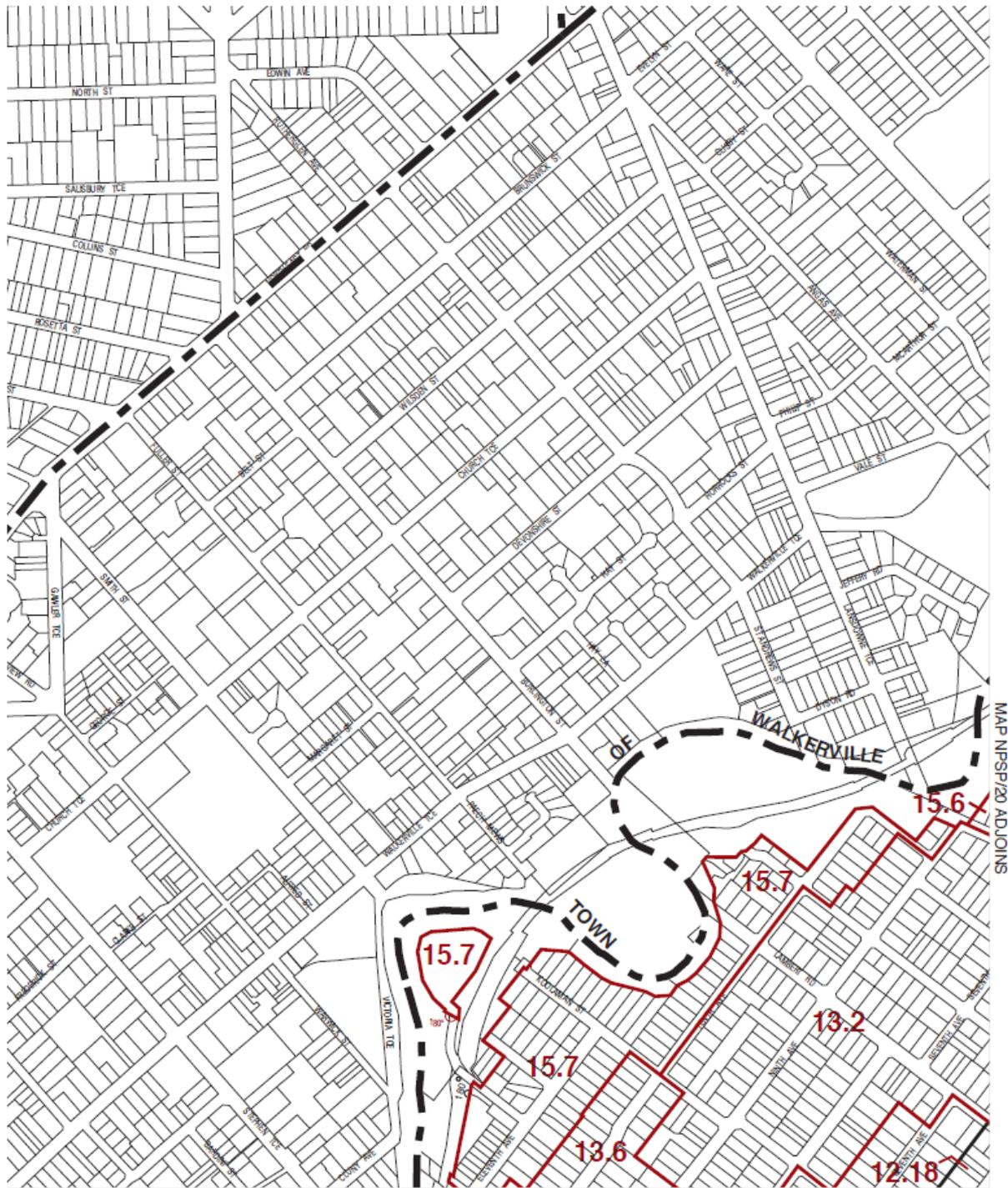
- | | |
|---|---|
| Neighbourhood Centre
3.1 Marryatville | Residential Mixed Character
14.1 Evandale/Marryatville |
| Mixed Use Historic (Conservation)
11.3 Kensington | |
| Residential Character
13.2 Established Character
13.5 St Morris Traditional Character
13.7 Trinity Gardens Traditional Character | |
| Residential Historic (Conservation)
12.8 Kensington 1
12.9 Kensington 2
12.10 Kensington 3 | |

- | | |
|--|---------------------------|
|  | Policy Area Boundary |
|  | Development Plan Boundary |



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/17**

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



MAP NPSP/13 ADJOINS

MAP NPSP/20 ADJOINS

- Residential Historic (Conservation)
- 12.18 Joslin / Royston Park
- Residential Character
- 13.2 Established Character
- 13.6 St Peters Traditional Character
- Residential
- 15.6 River Street Regeneration
- 15.7 River Torrens Linear Park Medium Density

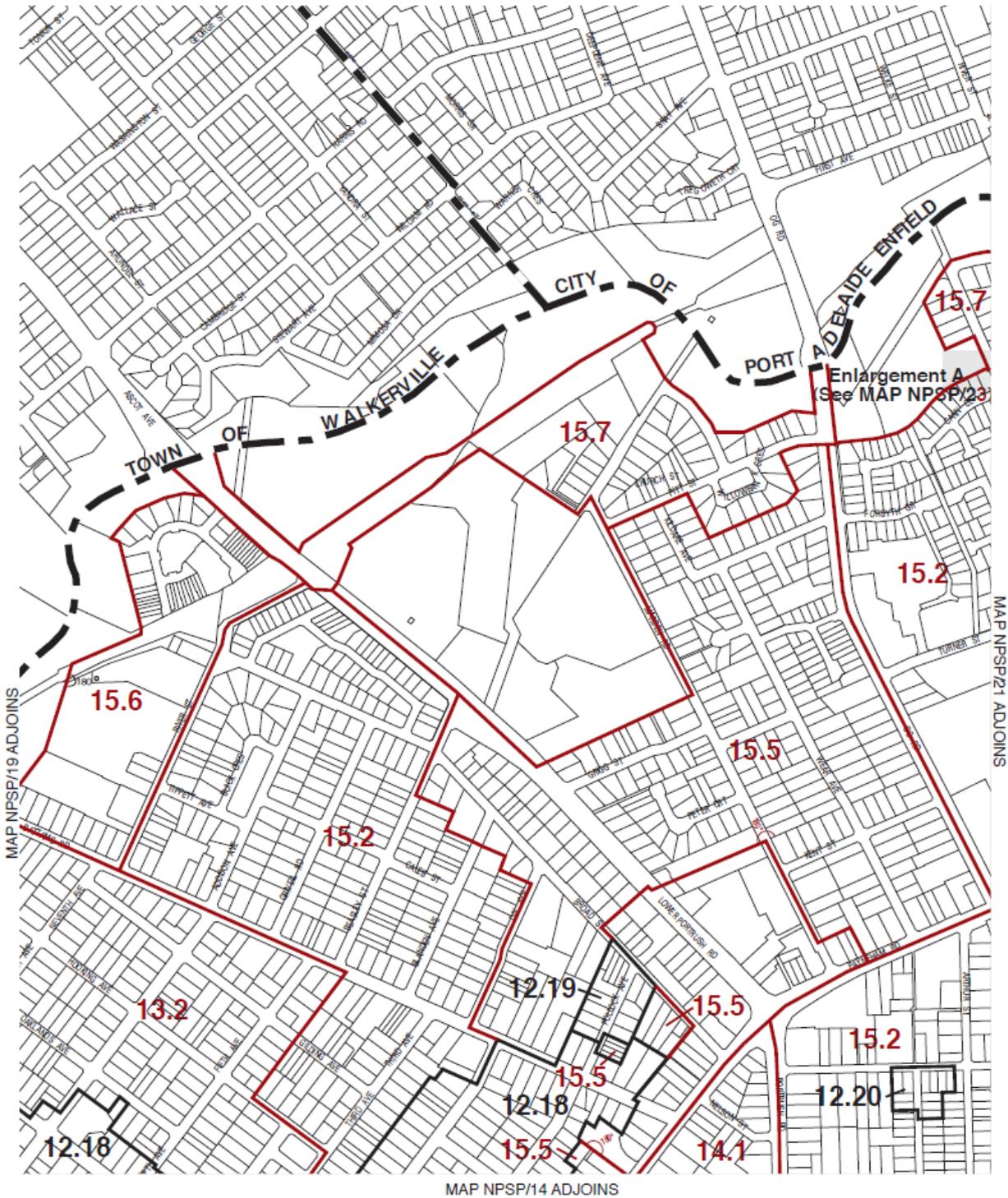
- Policy Area Boundary
- - - - - Development Plan Boundary

Scale 1:8000

0 500metres

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/19**

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



- Residential Historic (Conservation)
 - 12.18 Joslin / Royston Park
 - 12.19 Marden (Broad Street / Pollock Avenue)
 - 12.20 Payneham (Henry Street / George Street)
- Residential Character
 - 13.2 Established Character
- Residential Mixed Character
 - 14.1 Evandale/Marryatville
- Residential
 - 15.2 Contemporary Character
 - 15.5 Marden Medium Density
 - 15.6 River Street Regeneration
 - 15.7 River Torrens Linear Park Medium Density

 Policy Area Boundary
 Development Plan Boundary


 Scale 1:8000


**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/20**



MAP NPSP/20 ADJOINS

MAP NPSP/22 ADJOINS

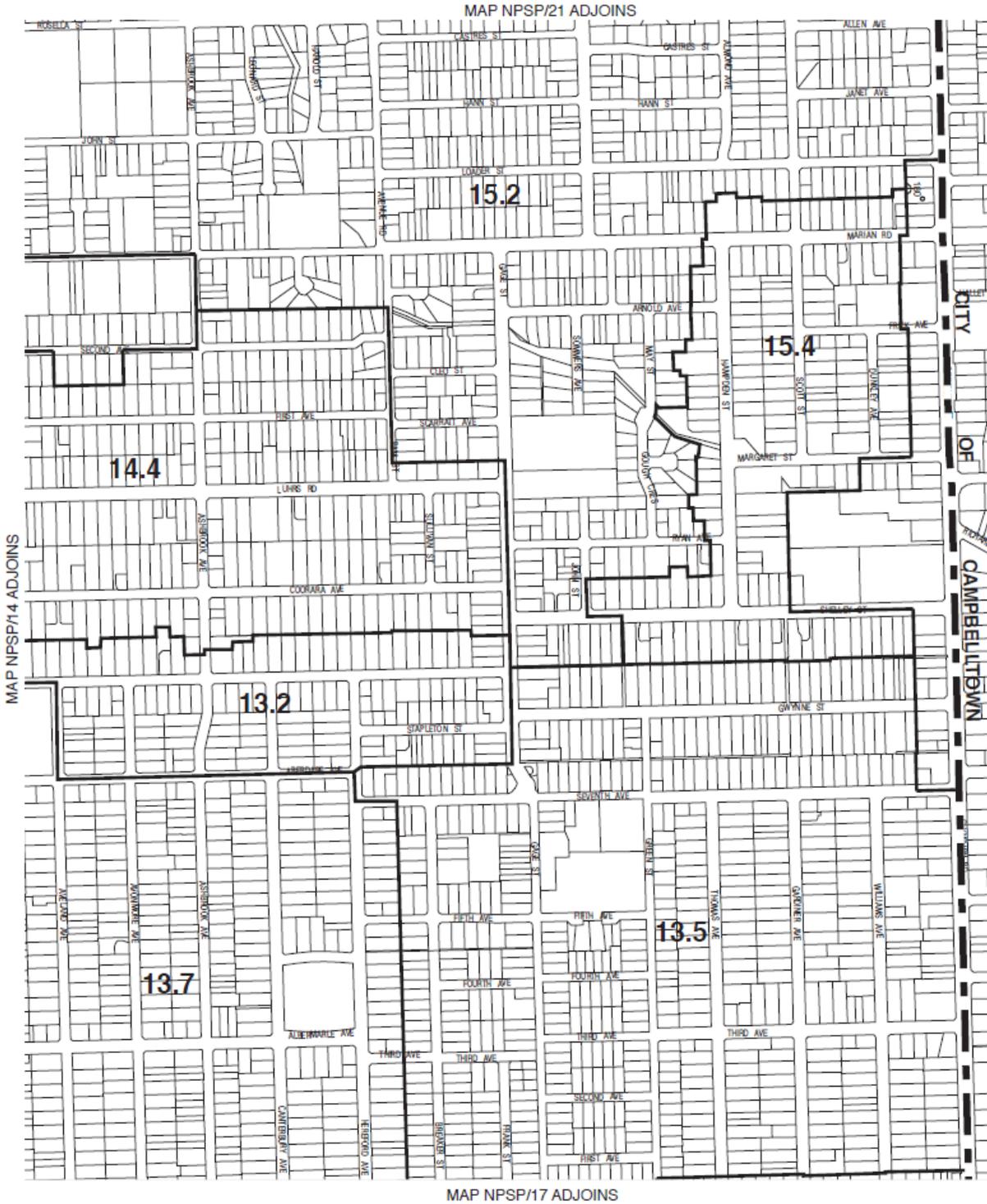
- Residential
- 15.2 Contemporary Character
 - 15.4 Glynde/Firle Medium Density
 - 15.7 River Torrens Linear Park Medium Density
 - 15.8 Senior's Housing



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/21**

———— Policy Area Boundary
 - - - - - Development Plan Boundary

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

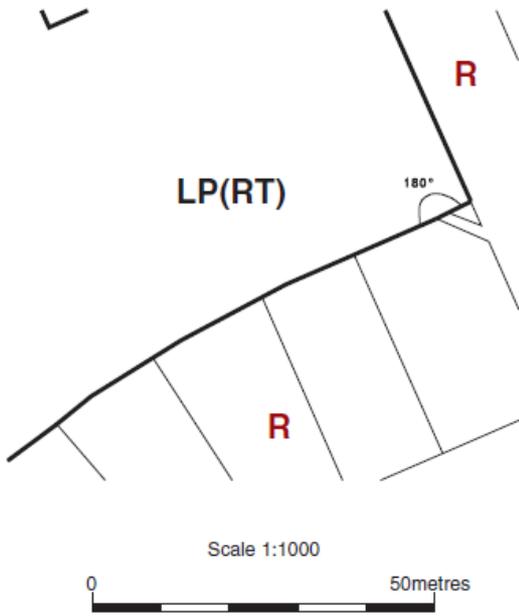


- Residential Character
- 13.2 Established Character
- 13.5 St Morris Traditional Character
- 13.7 Trinity Gardens Traditional Character
- Residential Mixed Character
- 14.4 Payneham South
- Residential
- 15.2 Contemporary Character
- 15.4 Glyde/Firle Medium Density

Policy Area Boundary
 Development Plan Boundary



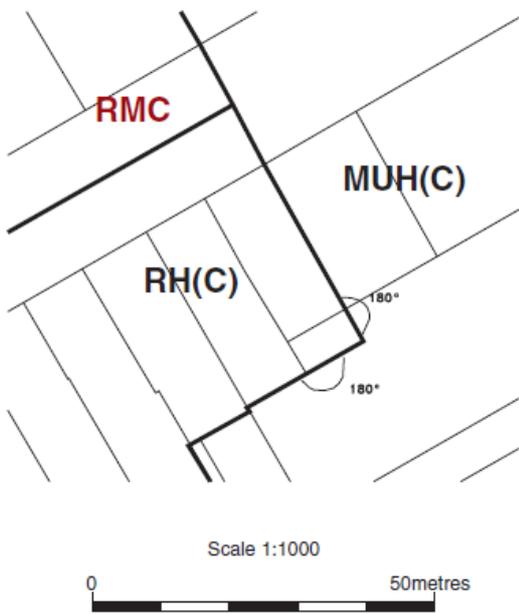
**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
POLICY AREAS
MAP NPSP/22**



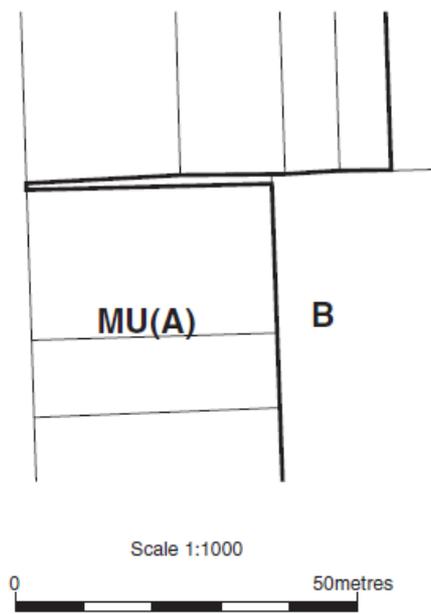
Enlargement A



Enlargement B



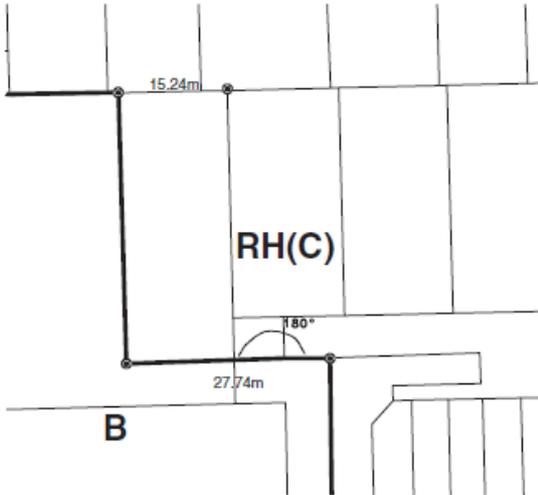
Enlargement C



Enlargement D

**NORWOOD PAYNEHAM AND ST PETERS (CITY)
 ENLARGEMENTS
 MAP NPSP/23**

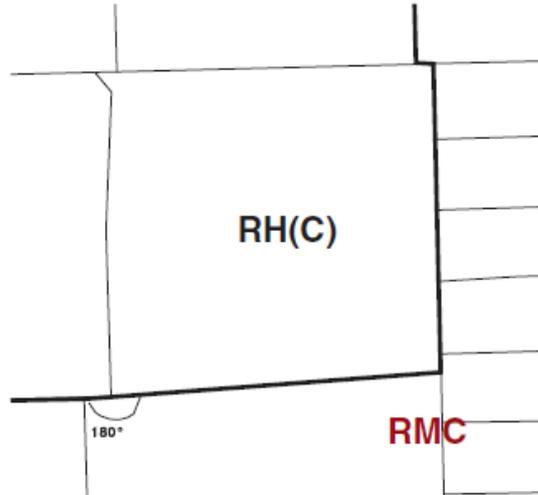
-  Zone/Policy Boundary
-  Development Plan Boundary



Scale 1:1000



Enlargement A



Scale 1:1000



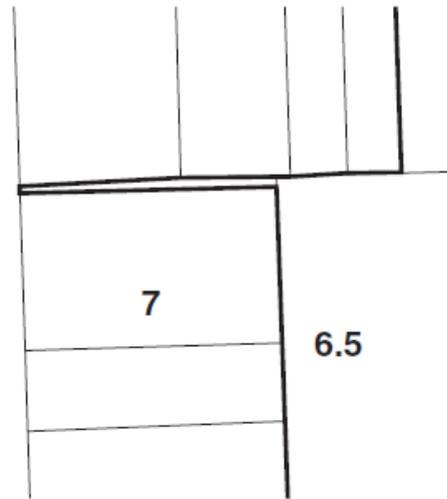
Enlargement B



Scale 1:1000



Enlargement C



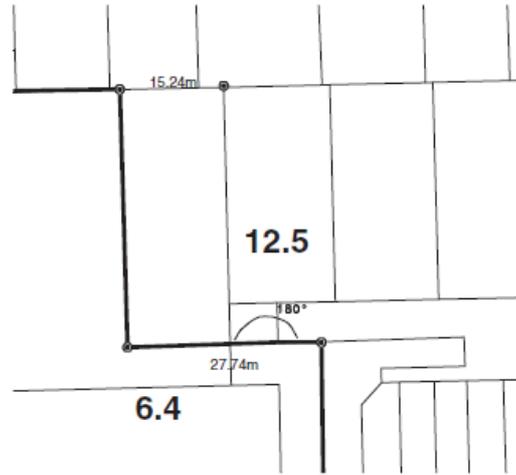
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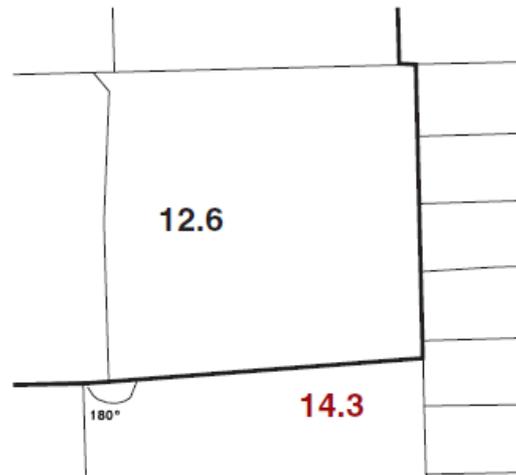
Enlargement D

**NORWOOD PAYNEHAM AND ST PETERS (CITY)
ENLARGEMENTS
MAP NPSP/24**

— Zone/Policy Boundary



Enlargement A



Enlargement B

**NORWOOD PAYNEHAM AND ST PETERS (CITY)
ENLARGEMENTS
MAP NPSP/25**

— Zone/Policy Boundary

Attachment J

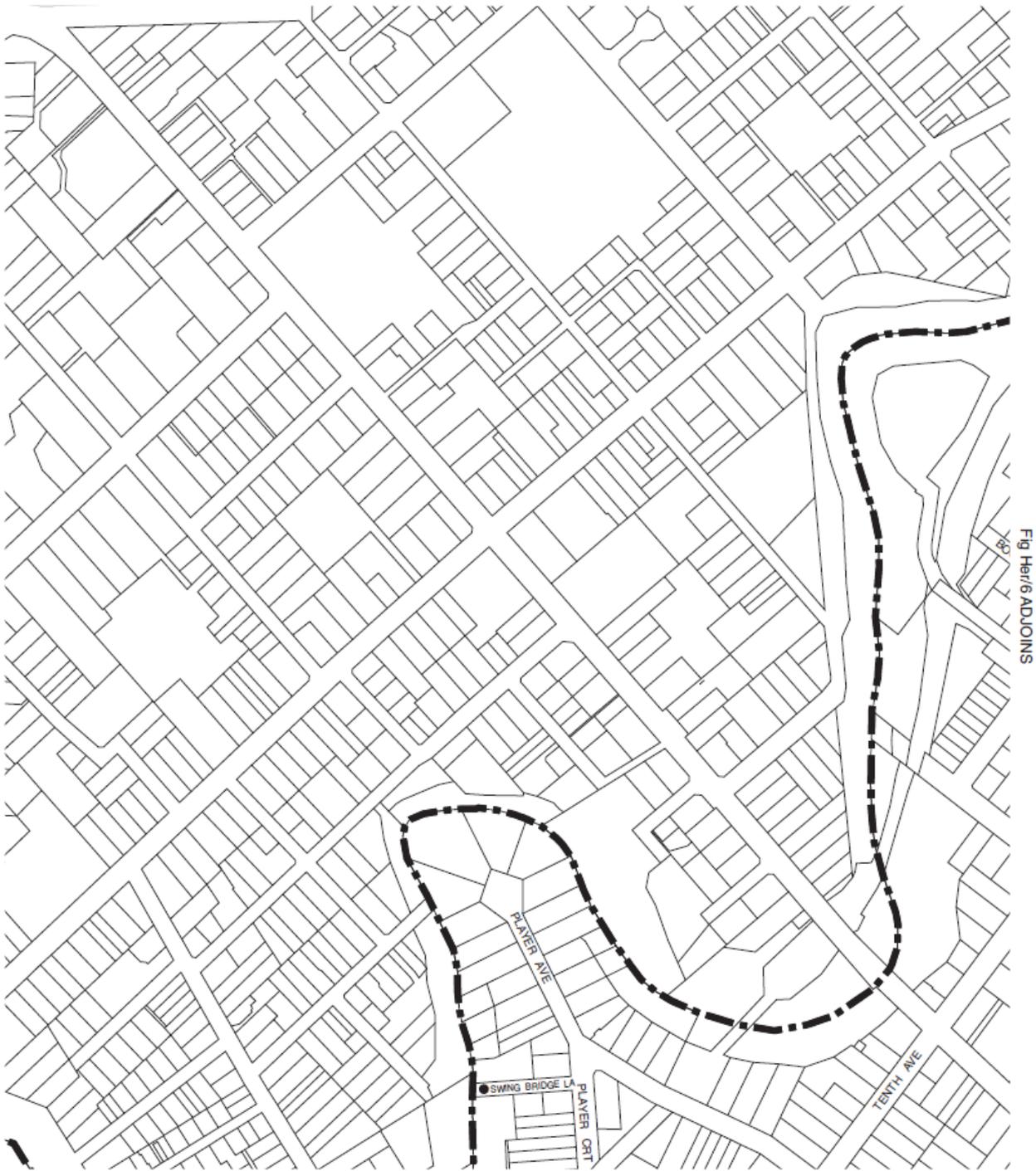


Fig Her/10 ADJOINS

Fig Her/6 ADJOINS



Scale 1:5000

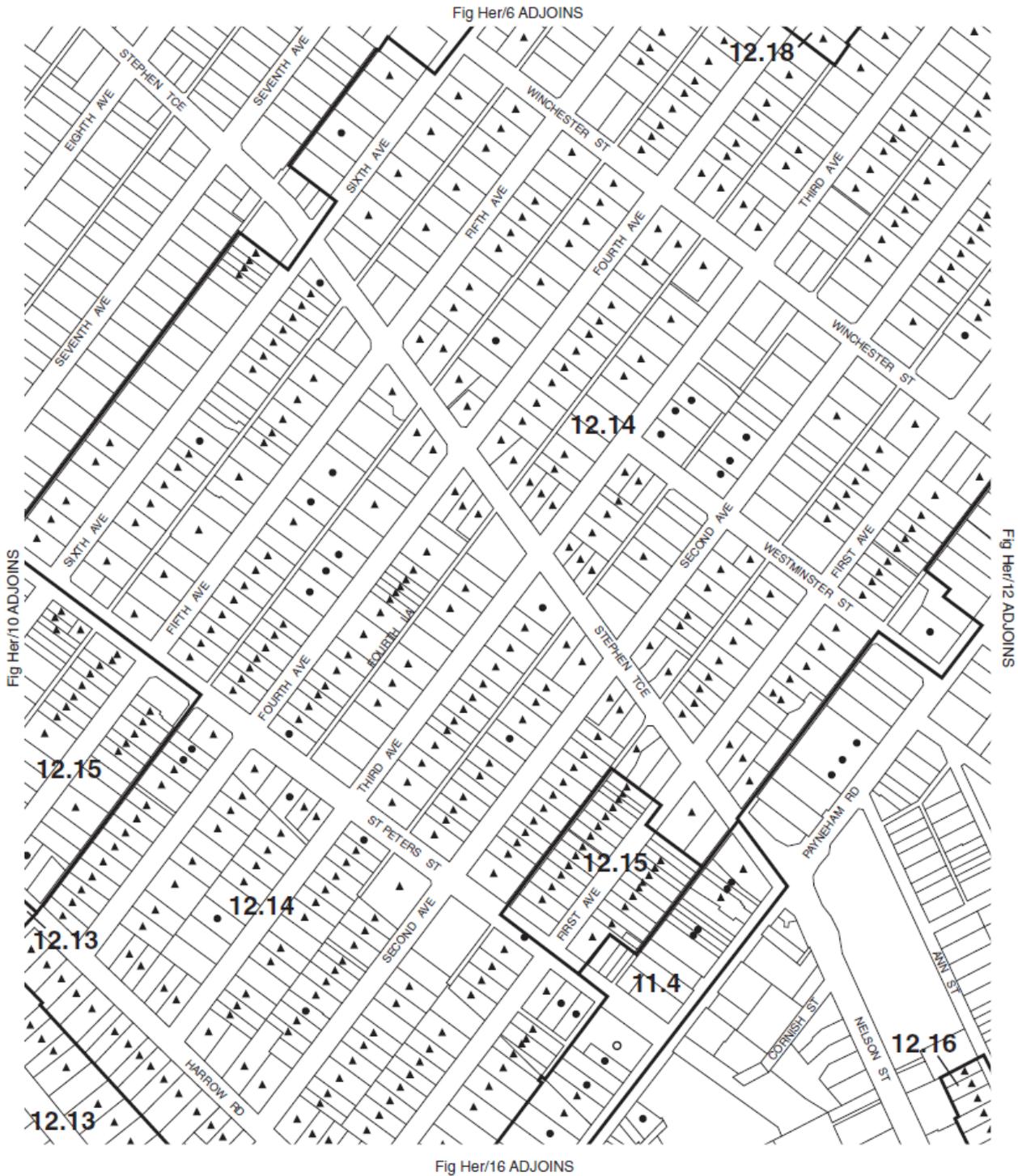


**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
STATE AND LOCAL HERITAGE PLACES
AND CONTRIBUTORY ITEMS**

Fig Her/5

- Local Heritage Place
- — — — — Development Plan Boundary

Attachment K



- State Heritage Place
 - Local Heritage Place
 - ▲ Contributory Item
- Mixed Use Historic (Conservation) Zone
 11.4 Payneham Road
- Residential Historic (Conservation) Zone
 12.13 College Park
 12.14 The Avenues
 12.15 St Peters
 12.16 Stepney
 12.18 Joslin / Royston Park
- Policy Area Boundary



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 STATE AND LOCAL HERITAGE PLACES
 AND CONTRIBUTORY ITEMS
 Fig Her/11**

Attachment L

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



- State Heritage Place
- Local Heritage Place
- ▲ Contributory Item

Mixed Use Historic (Conservation) Zone
 11.2 The Parade / Fullarton Road
 11.4 Payneham Road

Residential Historic (Conservation) Zone
 12.2 Kent Town 2
 12.3 Norwood 1
 12.4 Norwood 2
 12.5 Norwood 3
 12.13 College Park
 12.14 The Avenues
 12.16 Stepney

Policy Area Boundary



Scale 1:5000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 STATE AND LOCAL HERITAGE PLACES
 AND CONTRIBUTORY ITEMS
 Fig Her/16**

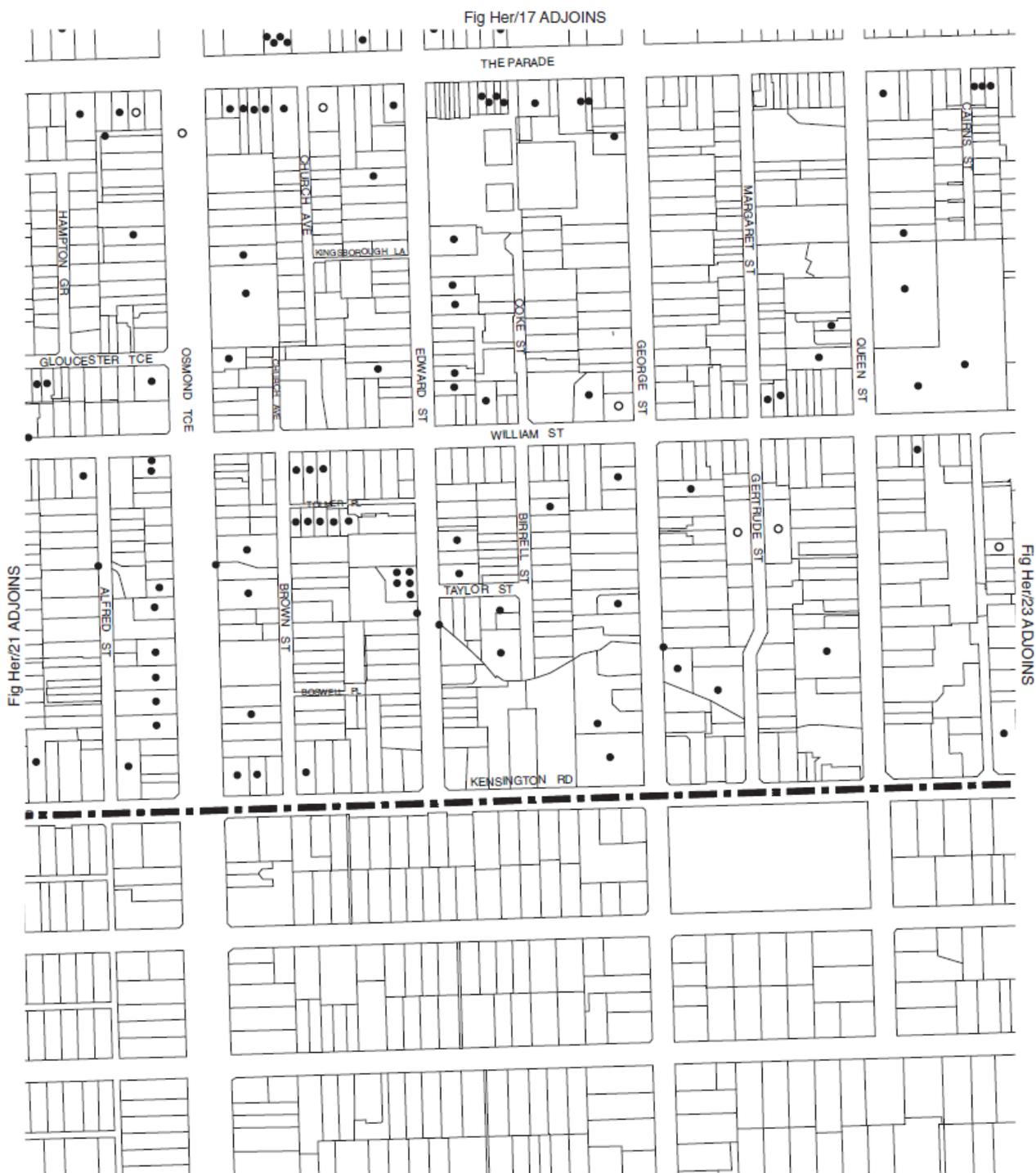


- State Heritage Place
- Local Heritage Place
- ▲ Contributory Item

- Residential Historic (Conservation) Zone
- 12.5 Norwood 3
 - 12.6 Norwood 4
 - 12.16 Stepney
 - 12.17 Maylands
- Policy Area Boundary

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 STATE AND LOCAL HERITAGE PLACES
 AND CONTRIBUTORY ITEMS
 Fig Her/17**

Attachment M



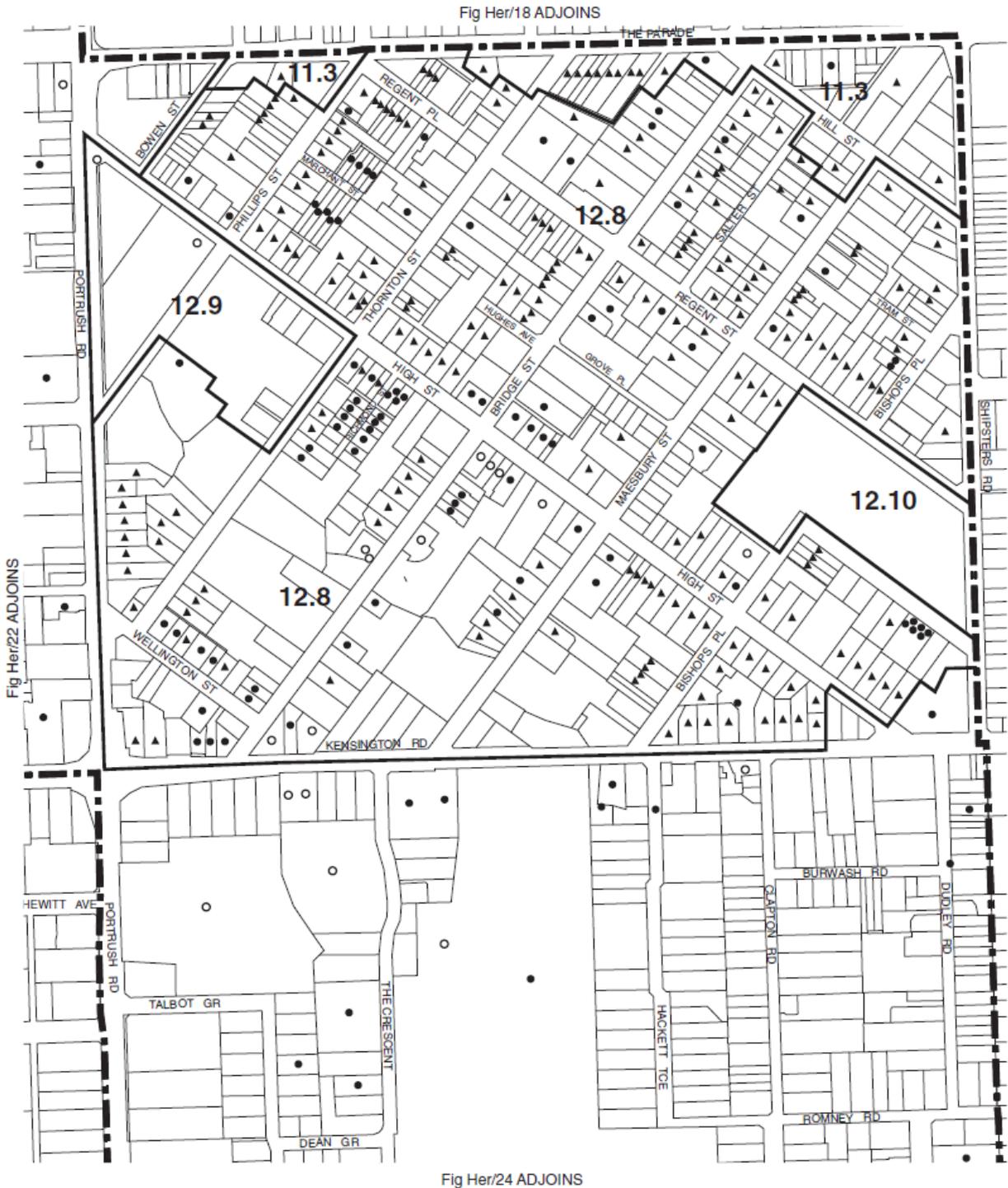
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**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 STATE AND LOCAL HERITAGE PLACES
 AND CONTRIBUTORY ITEMS**

Fig Her/22

- State Heritage Place
- Local Heritage Place
- — — — — Development Plan Boundary



- State Heritage Place
- Local Heritage Place
- ▲ Contributory Item

- Mixed Use Historic (Conservation) Zone
- 11.3 Kensington
- Residential Historic (Conservation) Zone
- 12.8 Kensington 1
- 12.9 Kensington 2
- 12.10 Kensington 3

- Policy Area Boundary
- - - Development Plan Boundary



Scale 1:5000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 STATE AND LOCAL HERITAGE PLACES
 AND CONTRIBUTORY ITEMS
 Fig Her/23**