

CITY OF NORWOOD PAYNEHAM & ST PETERS



City of
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& St Peters

Public Information Session

(held 23 September 2013)

- *The options, maps and discussion contained in the following slides is the information presented at the Public Information session held in the Norwood Concert Hall at 7:00pm on Monday 23 September 2013*
- *The information contained in these slides represents broad principles for possible amendments to the draft Residential (Zones and Policy Areas) Development Plan Amendment, which is to be further considered by the Council's Strategic Planning and Development Policy Committee.*
- *The maps presented show indicative policy options and possible locations of zones/ policy areas, which will be subject to receiving agreement of the Committee, prior to the re-drafting of amended policy.*



Policy Options

Part 2

Presentation by Kathryn Clausen, Senior Urban Planner, Policy and Strategy and Eleanor Walters, Manager Urban Planning & Sustainability

Community Well-being

Social Equity

Cultural Vitality

Economic Prosperity

Environmental Sustainability

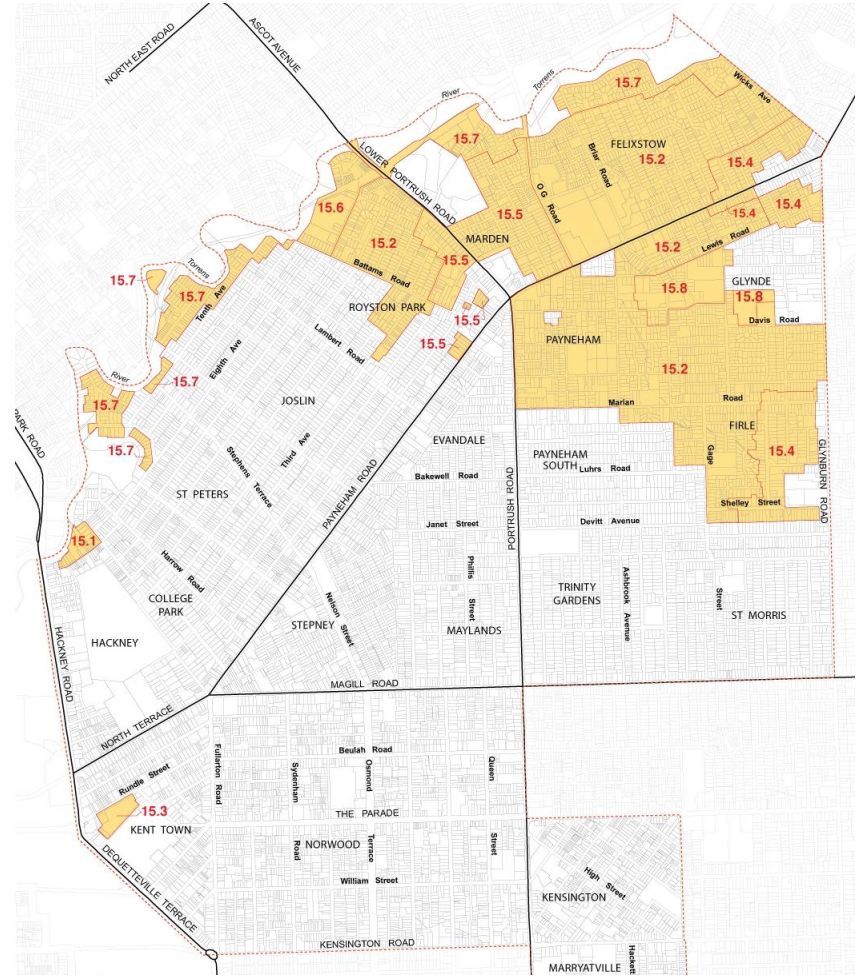


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Residential Zone

What were we proposing?

- 8 Policy Areas – 7 seeking medium to high density development
- Up to 6 storeys in some areas
- Minimum 2 and 3 storeys in some areas
- Maximum site area guidelines for some types of houses



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Residential Zone

What were the main issues?

- Amount and impact of medium density policy areas, especially near the Linear Park and around Marden:
 - building heights
 - minimum 2/3 storey guidelines
 - maximum site area guidelines
 - allowing more development on large sites
 - increase in traffic



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How are we responding to these issues?

- Less medium density development
- Lower building heights and no minimum height requirements
- No maximum site area requirements
- The ***Residential Character Zone*** guidelines will apply to more areas in St Peters, Joslin and Royston Park
- Lower scale and lower density development guidelines will apply to areas of Felixstow and Marden adjacent to the Linear Park

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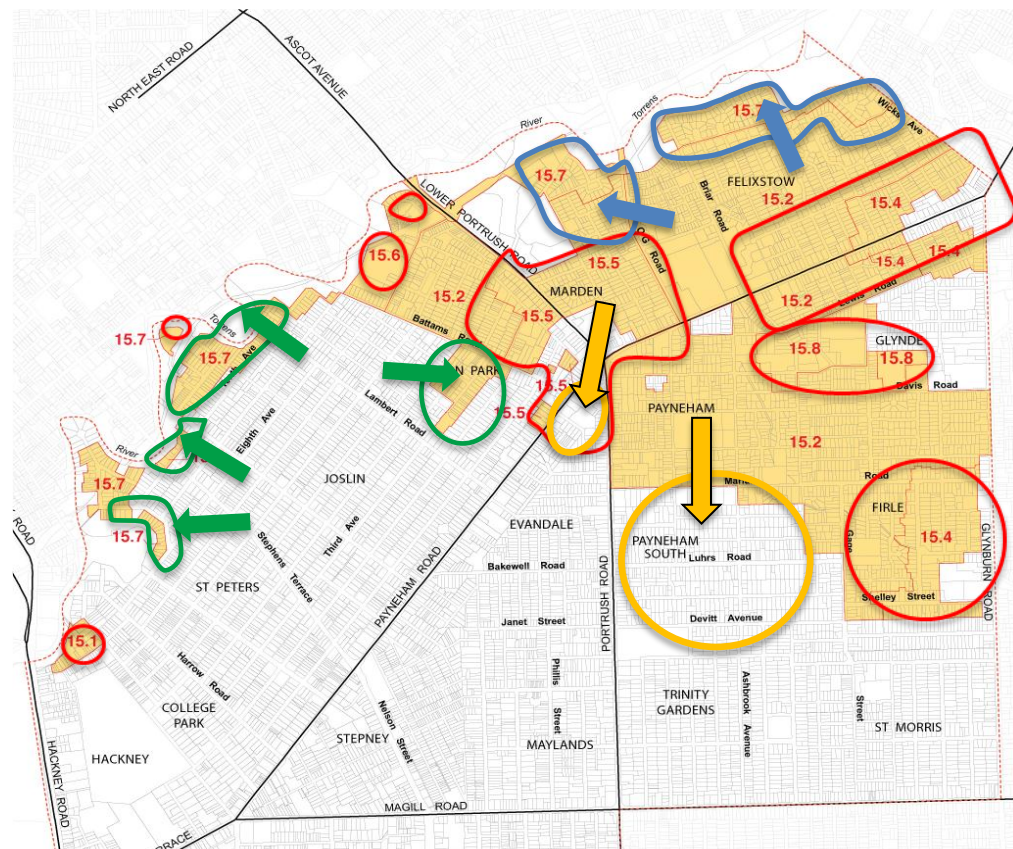
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Residential Zone – proposed changes

- Limit medium density locations
- **Residential Character Zone** guidelines to apply in more areas of St Peters, Joslin and Royston Park
- Lower scale / density guidelines to apply to areas within Felixstow and Marden
- **Residential Zone** guidelines will now apply to Payneham South and Payneham



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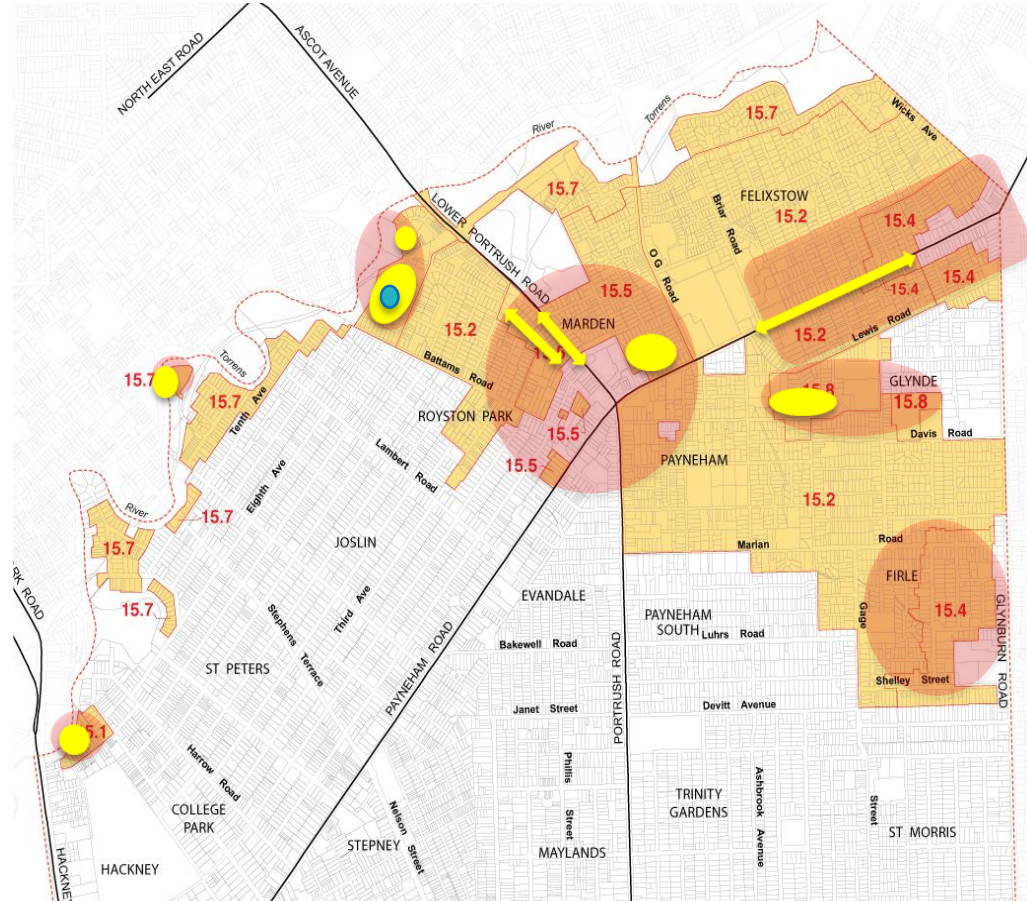
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Residential Zone – proposed changes

- No *minimum building height* requirements
- No *maximum site area* requirements
- Reduce building heights:
 - now mostly 1-2 storeys
- Limited amount of:



**1-3 storey
development**



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River Street Marden – Proposed Policy

-  1-2 storeys
-  Up to 3 storeys
-  Up to 5 storeys
-  Renewal SA site



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Traffic Analysis

Assess the impact of the 30 year development scenarios proposed in the consultation draft DPA for:

- Adelaide Caravan Park, Hackney site
- River Street, Marden site
- Marden Medium Density area



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Traffic Analysis – summary of findings

- Richmond St, Hackney, Harrow Road, Battams Rd, Royston Park, River St, Marden and Grigg St, Marden function as key collector roads in and out of the surrounding areas
- The predicted increase in traffic volumes will not change their current level of function

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Traffic analysis – conclusions

- The findings did not highlight any critical issues with the medium to high density development scenarios which were previously proposed
- ***However***, the potential impacts have been a contributing factor in scaling back the amount of medium to high density areas and will reduce the level of impact noted in the findings

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Questions and comments about the proposed changes to the Residential Zone

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Residential Character Zone

What were we proposing?

- 7 Policy Areas
- Focus on the protection of character housing
- Low density / low scale development
- Limited opportunity for land division



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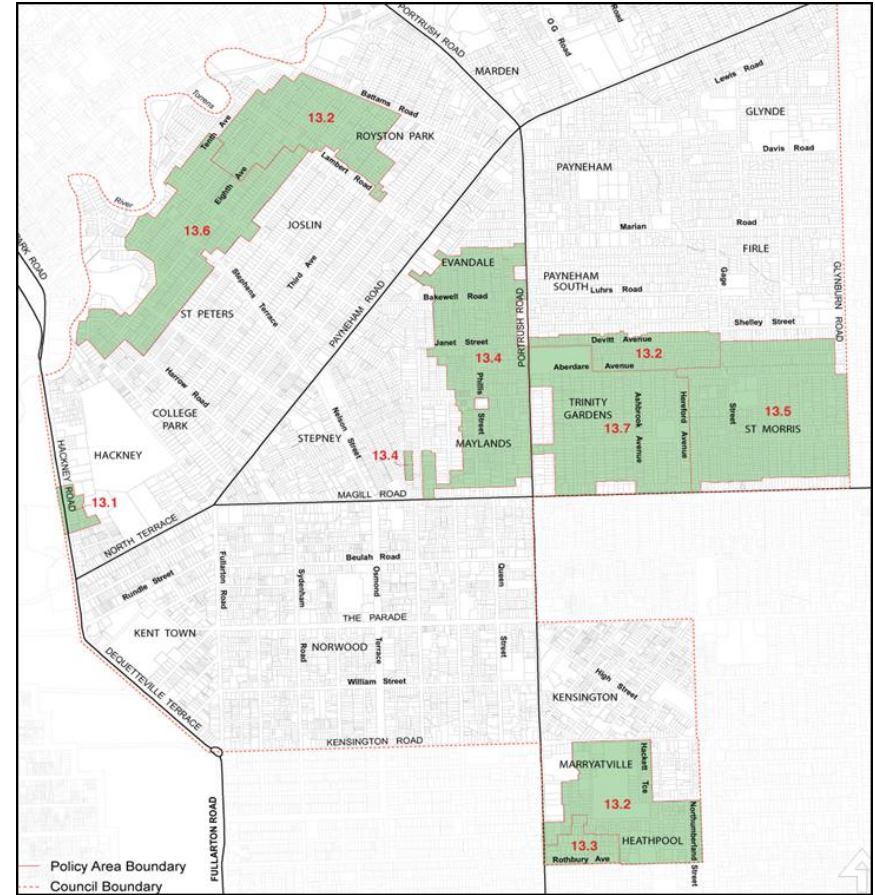


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Residential Character Zone

What were the main issues?

- Areas of the Residential Zone and Mixed Character Zone should be covered by the same development guidelines
- Why include areas where the Residential Development Code guidelines apply?
- Development guidelines need clarification of where limited amounts of development can occur



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How are we responding to these issues?

- Include additional areas in recognition of their character
- Confirm limited circumstances for infill development:
 - set more realistic guidelines where infill development is allowed
 - identify where the guidelines will not support land division
 - existing multi-unit sites can maintain similar densities where redevelopment is proposed (subject to meeting design guidelines)
- Clarify guidelines for 2 storey development

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Residential Character Zone

- DPA does not affect the existing *Historic (Conservation) Zones*
- Include additional areas:
 - parts of St Peters, Joslin and Royston Park
 - parts of Stepney, Evandale, Joslin, St Peters, Hackney, Kent Town and Marryatville
- Low scale/density *Residential Zone* guidelines to apply in parts of Firle and Payneham South



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Questions and comments about the proposed changes to the Residential Character Zone

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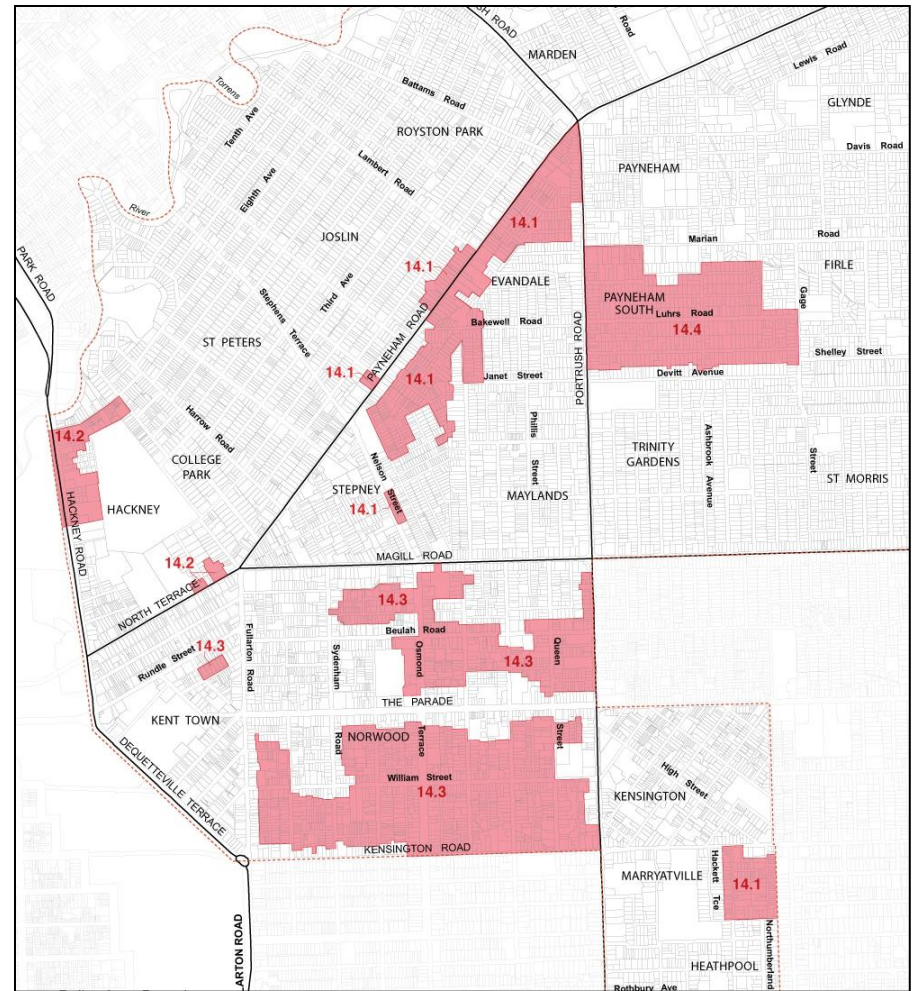


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Residential Mixed Character Zone

What were we proposing?

- 4 Policy Areas
- Focus on protecting pockets of character housing while allowing a range of development in other areas
- Building heights up to 4 storeys in some locations (eg Payneham Rd)
- Minimum 2 storeys in some locations



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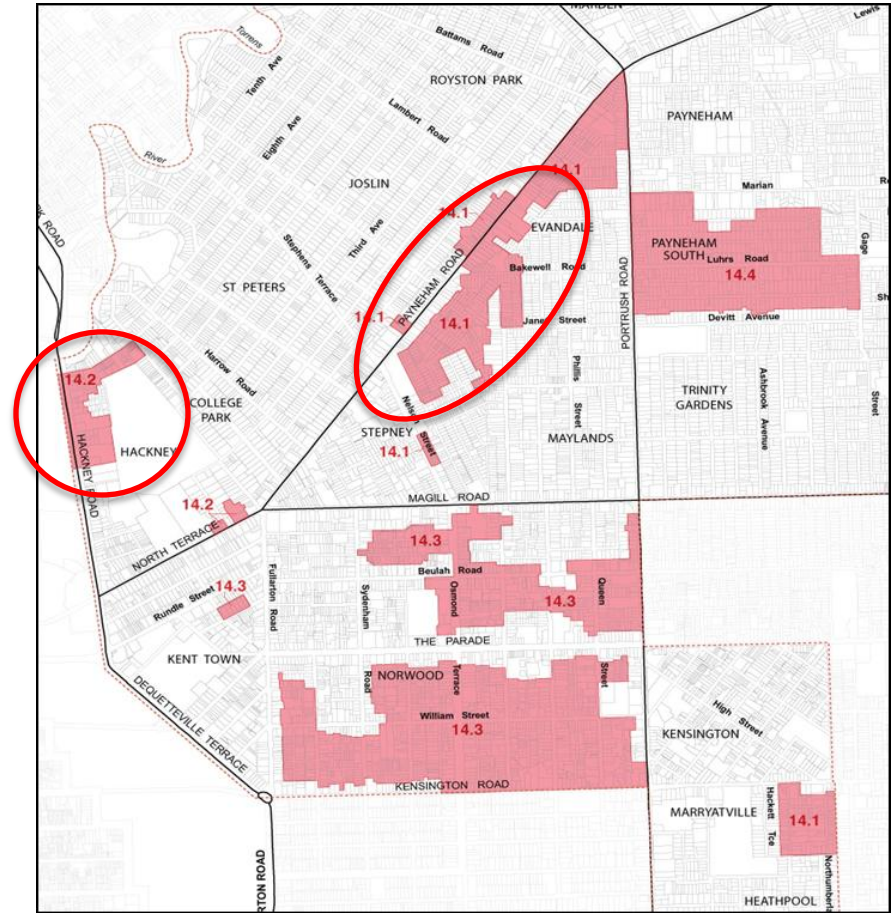


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Residential Mixed Character Zone

What were the main issues?

- Some areas have a consistent built form character and should be in the Residential Character Zone
- Concern that guidelines allow 3 and 4 storey development and require minimum building heights in some areas
- The policy is not clear in how it will be applied to any given site



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How are we responding to these issues?

- Take out areas where the idea of 'mixed character' is not clear
 - include these areas in the Residential Character or the Residential Zone
- Provide clearer development guidelines for the remaining areas
- Reduce building heights
- Remove minimum building heights

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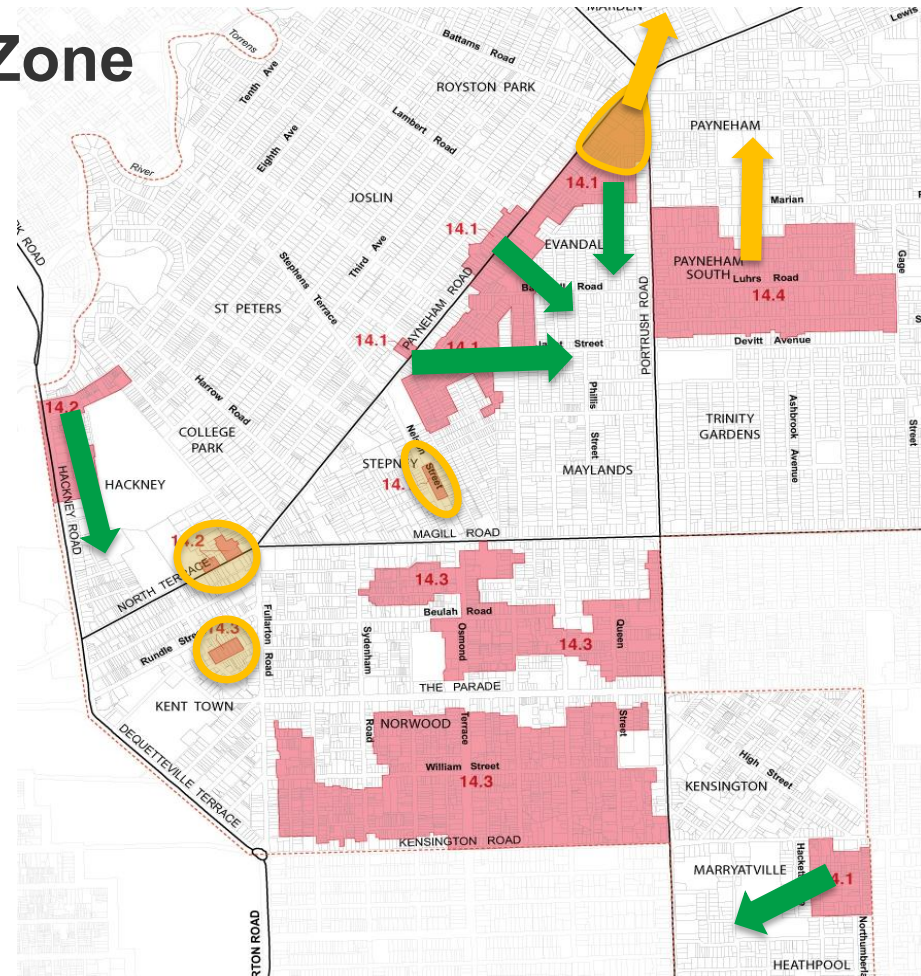


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Residential Mixed Character Zone

Residential Character Zone guidelines to apply to parts of Hackney, St Peters, Joslin, Stepney, Evandale, Payneham and Marryatville

Residential Zone guidelines to apply to areas of Hackney, Kent Town, Stepney, Payneham and Payneham South (with additional policy)



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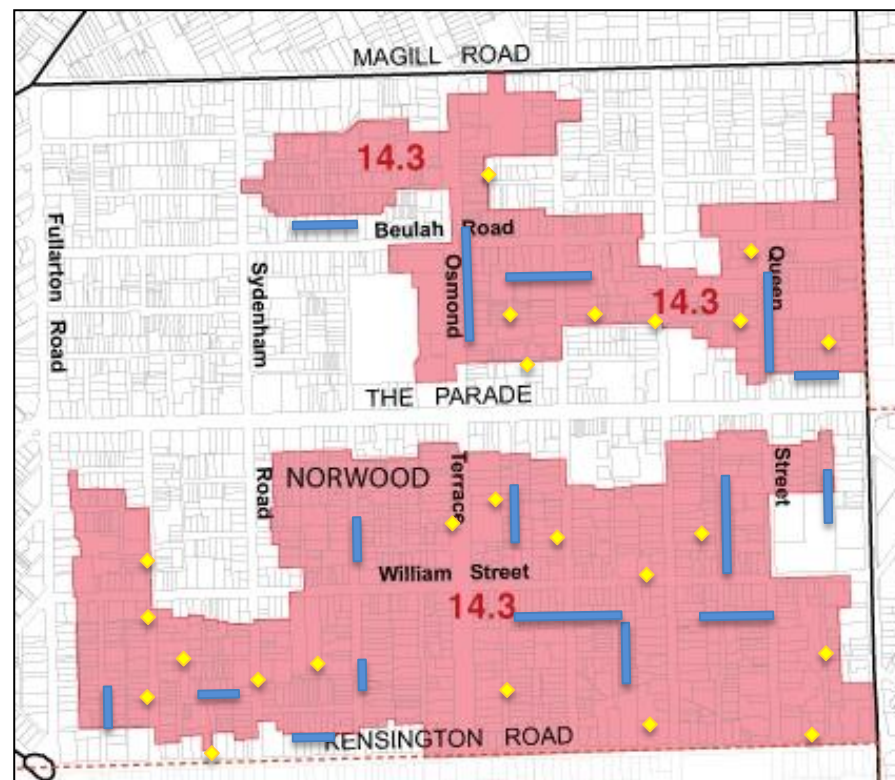
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Residential Character (Norwood) Zone

- Recognise the unique 'mixed' character of Norwood
- Identify where land division will not be allowed *
- Allow multi-unit sites to maintain similar densities (subject to design guidelines)*
- Keep existing land division guidelines in other areas
- 1-2 storey building heights



* *indicative locations only – for purposes of policy options discussion*

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Questions and comments about the proposed changes to the Residential Mixed Character Zone

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Next steps

- Strategic Planning and Development Policy Committee Meeting - **Monday 14 October 2013 - this will be a Public Meeting**
 - Committee will consider the outline for changes to the DPA and the outcomes of tonight's information session
 - Committee will decide whether to proceed with these amendments
- Staff will proceed to amend the development guidelines based on the agreed outline for changes to the draft DPA