

Development Plan Amendment

By the Council

Residential Development (Zones and Policy Areas) Development Plan Amendment

The Amendment

For Approval

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 [31 October 2013](#).

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 headings "Residential Character Zone" and "Residential Character (Norwood) Zone" immediately after the heading 'Residential Zone'.	Yes (page references)	No
2.	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

3.	Delete	Existing PDC 21	Delete the whole of PDC 21.	Yes	No
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4.	Replace	Existing PDC 22 part (j)	Replace the words “with sufficient area within” in part (ii) with the words “affected by”.	No	No
5.	Delete	Existing PDC 22 part (j)	Delete the words “ to allow for development in accordance with the relevant Objectives and Principles of Development Control in the Zone and relevant Policy Area;”	No	No
6.	Insert	Existing PDC 22 part (j)	Insert the word “or” at the end of PDC 22 part (j).	No	No
7.	Replace	Existing PDC 22 part (k)	Replace the following “; or” with a full stop at the end of PDC 22 part (k).	No	No
8.	Delete	Existing PDC 22 part (l)	Delete part (l) from PDC 22.	No	No

Design and Appearance of Land and Buildings Section

9.	Delete	Existing PDC 34	Delete existing PDC 34	Yes	No
10.	Insert	Existing PDC 37	Insert the following new part (c) immediately after part (b): <i>“the risk of damage to mature/regulated vegetation on adjoining properties taking into consideration potential damage to the root system”</i>	No	No
11.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 47: <i>“Development adjacent to the boundary of a Residential Historic (Conservation) Zone, should provide a transition down in scale and mass to complement the built form within the Residential Historic (Conservation) Zone.”</i>	Yes	No
12.	Delete	Delete existing PDC 52	Delete PDC 52	Yes	No
13.	Delete	Existing PDC 55	Delete existing PDC 55	Yes	No

Energy Efficiency Section

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

Residential Development Section					
19.	Replace	Replace the whole of the “Residential Development” Section including Objectives 55-59 (inclusive) and PDCs 176 – 280 (inclusive)	Replace with the contents of Attachment A	Yes	No
Heritage Section					
20.	Insert	New part to existing PDC 361	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
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Residential Zone					
21.	Delete	Existing Zone	Delete the entire content of the Residential Zone	No	No
Residential 1 Zone					
22.	Delete	Existing Zone	Delete the entire content of the Residential 1 Zone	No	No
Residential 2 (St Peters) Zone					
23.	Delete	Existing Zone	Delete the entire content of the Residential 2 (St Peters) Zone.	No	No
Residential 2 (Payneham) Zone					
24.	Delete	Existing Zone	Delete the entire content of the Residential 2 (Payneham).	No	No
Residential 2A Zone					
25.	Delete	Existing Zone	Delete the entire content of the Residential 2A.	No	No
Residential 3 Zone					
26.	Delete	Existing Zone	Delete the entire content of the Residential 3 Zone.	No	No
Residential 3N Zone					
27.	Delete	Existing Zone	Delete the entire content of the Residential 3N Zone.	No	No
Residential Zone, Residential Character Zone, Residential Character (Norwood) Zone					
28.	Insert	3 new Zones	Insert the content of Attachment B immediately	No	No

			before the Residential Historic (Conservation) Zone.		
Residential Historic (Conservation) Zone					
29.	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					
30.	Replace	Existing PDC 4	Replace the second Paragraph starting with the words <i>“The site of”</i> and finishing with the words <i>“of the subject site”</i> 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					
31.	Replace	Existing PDC 4	Replace the second Paragraph starting with the words <i>“The site of”</i> and finishing with the words <i>“of the subject site”</i> 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</i>	No	No

			<i>inconsistent with the predominant pattern of development in the immediate locality.</i>		
Residential Historic (Conservation) Zone – Kensington 3 Policy Area					
32.	Replace	Existing PDC 4	<p>Replace the second Paragraph starting with the words <i>“The site of”</i> and finishing with the words <i>“of the subject site”</i> 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
Business Zone					
33.	Replace	Replace the entire contents of the existing Business Zone	Replace the entire content of the existing Business Zone with the content of Attachment C.	No	No
Mixed Use A Zone					
34.	Insert	Existing PDC 2	Insert the words <i>“Character (Norwood)”</i> immediately after the word <i>“Residential”</i> and before the word <i>“Zone”</i> on the 1st line.	No	No
Mixed Use B Zone					
35.	Insert	Existing Desired Character Statement – Osmond Terrace Policy Area	Insert the words <i>“Character (Norwood)”</i> immediately after the word <i>“Residential”</i> and before the word <i>“Zone”</i> in the 3 rd line of the 1 st paragraph.	No	No
Community Uses Zone					
36.	Replace	Existing PDC 2 Part (a)	Replace PDC 2 part (a) with the following: <i>“land in the adjacent residential zones;”</i>	No	No

37.	Delete	Existing PDC 2 Part (b)	Delete all of part (b) in PDC 2.	Yes	No
Educational Zone					
38.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 7 and before PDC 8. <i>“Residential development should only occur where it is ancillary to the educational use and is designed to form an integrated development.”</i>	Yes	No
39.	Insert	New PDC	Insert the following new PDC immediately after existing PDC 8 and before PDC 9. <i>“The location of car parking and access ways associated with the residential development should not compromise the normal operations of the educational facility.”</i>	Yes	No

TABLES

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

Table NPSP/1

40.	Delete	Complying conditions for a Detached Dwelling	Delete the entire contents of the Detached Dwelling section.	No	No
41.	Delete	Complying conditions for a Semi-detached Dwelling	Delete the entire contents of the Semi-detached Dwelling section.	No	No

Table NPSP/2

42.	Delete	Complying conditions for a Detached Dwelling, Semi-detached Dwelling and Row Dwelling	Delete the entire contents of the Detached Dwelling, Semi-detached Dwelling and Row Dwelling sections.	No	No
43.	Delete	Complying conditions for a Multiple Dwelling	Delete the entire contents of the Multiple Dwelling Section.	No	No
44.	Delete	Complying conditions for a Residential Flat Building	Delete the words <i>“Residential Flat Building see “Multiple Dwelling” ”</i> .	No	No
45.	Delete	Complying conditions for a Row Dwelling	Delete the words <i>“Row Dwelling see “Detached Dwelling” ”</i> .	No	No
46.	Delete	Complying conditions for a Semi-detached	Delete the words <i>“Semi-detached Dwelling see</i>	No	No

		Dwelling	"Detached Dwelling".		
Table NPSP/5					
47.	Delete	List of State Heritage Places - 37 Stepney Street, Stepney	Delete the entire reference to 37 Stepney Street, Stepney	No	No
Table NPSP/6					
48.	Delete	List of Local Heritage Places – 296 The Parade, Kensington	Delete the entire reference to 296 The Parade Kensington	No	No
49.	Replace	List of Local Heritage Places - 5 Wellington Street, Kensington	Replace the word "N/A" in the last column (Survey Reference) with "7welling"	No	No
Table NPSP/7					
50.	Delete	List of Contributory Items - 3 Bennett Street, Stepney	Delete the entire reference to 3 Bennett Street, Stepney	No	No
51.	Delete	List of Contributory Items – 11 Maesbury Street, Kensington	Delete the entire reference to 11 Maesbury Street, Kensington (formerly 6-8 Salter Street)	No	No
52.	Delete	List of Contributory Items – 13 Maesbury Street, Kensington	Delete the entire reference to 13 Maesbury Street, Kensington	No	No
Table NPSP/8					
53.	Insert	First clause	Insert immediately after the words "All Zones where the development has a" insert the word "primary"	No	No
54.	Insert	Second clause	Insert immediately after the words "Other than within the Urban Corridor Zone and District Centre (Norwood) Zone, all Zones where the development does not have a" insert the word "primary"	No	No
55.	Insert	Third clause	Insert immediately after the words "Urban Corridor Zone and District Centre (Norwood) Zone, where the development does not have a" insert the word "primary"	No	No
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): "Insert Yes or No"					
Map(s)					
56.	Replace	Existing Maps NPSP/2 to Map NPSP/23 (inclusive)	Replace existing Maps NPSP/2 up to and including Map NPSP/23 with the contents of Attachment D	No	Yes

57.	Replace	Existing Figs Her/5, Her/11, Her/16, Her/17, Her/22 and Her/23	Replace Figs Her/5, Her/11, Her/16, Her/17, Her/22 and Her/23 with the contents of Attachment E	No	No
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Attachment A

Residential Development

OBJECTIVES

- Objective 55:** Safe, pleasant, convenient, and healthy-living environments that meet the full range of needs and preferences of the community.
- Objective 56:** An increased mix in the range and number of dwelling types available within the City to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.
- Objective 57:** Increased dwelling densities in areas close to centres, public transport and significant public open spaces.
- Objective 58:** The retention and rehabilitation of structurally sound housing that contributes to the desired character of a location, on land suitable for residential use.
- Objective 59:** Affordable housing and housing for housing for seniors provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

General

- 176** Residential development should efficiently use infrastructure and services.
- 177** Residential development should not create conditions which are likely to exceed the capacity of existing roads, public utilities and other community services and facilities.
- 178** Residential development should be appropriately designed to take into account the climatic and topographic conditions of the site.
- 179** Residential development should minimise the potential for personal and property damage arising from natural hazards including landslips, bushfires and flooding.
- 180** Dwellings constituting affordable housing and/or housing for seniors should be located in close proximity to existing centres, social services and facilities, and public transport.
- 181** All dwellings should have frontage to a road but not including a lane shown on [Map NPSP/1 \(Overlay 4\)](#).

Residential Character and Identity

- 182** Residential development adjacent to a Residential Historic (Conservation) Zone, should form a transition between the Residential Historic (Conservation) Zone and the adjacent Zone and should be of a bulk and scale that complements the built form within the Residential Historic (Conservation) Zone.
- 183** Residential development should minimise the impact of driveways and garaging on the character of the existing streetscapes and maximise opportunity for soft landscaping.
- 184** Multi-unit development (greater than 10 dwellings) on large sites should address both the public and private realm through the inclusion of public art, good urban design and landscape features.
- 185** Non-residential development in a residential zone should be of a nature and scale that does not detrimentally affect the character or the amenity of the locality as a place in which to live.

186 No more than half of the open space (the area excluding all buildings and structures) around:

- (a) a dwelling located on a battleaxe allotment, hammerhead allotment or an allotment of a similar configuration;
- (b) a residential flat building; or
- (c) group dwellings;

should be used for uncovered car parking, vehicle manoeuvring areas and driveways.

Land Division

187 Residential land division should:

- (a) preserve significant natural, cultural or landscape features including State and Local Heritage Places, and Contributory Items;
- (b) preserve dwellings which contribute to the desired character of the Historic (Conservation) Zones and which predate 1920 in the Kent Town 2, Norwood 1, Norwood 2, Norwood 3, Norwood 5 and The Parade/Fullarton Road Policy Areas, or predate 1940 in the Dequetteville Terrace, Kent Town 1 and Norwood 4 Policy Areas;
- (c) encourage where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development;
- (d) preserve regulated trees; and
- (e) preserve street trees and where possible, other mature vegetation which contributes to the visual and environmental amenity of a location.

188 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:

- (a) the siting and construction of a dwelling and associated ancillary outbuildings;
- (b) the provision of landscaping and useable private open space;
- (c) convenient and safe vehicle access and off street parking;
- (d) passive energy design; and
- (e) the placement of a rainwater tank.

189 Residential allotments or sites should not be created where they will use a laneway (including service lane), or other minor or unserviced street shown on [Map NPSP/1 \(Overlay 4\)](#) as their primary frontage.

190 Residential allotments or sites in the form of a battleaxe, hammerhead or similar configuration should only be created if they are envisaged in the relevant part of the zone or policy area.

191 Residential allotments or sites in the form of a battleaxe, hammerhead or similar configuration, (including those accommodating group dwellings), should:

- (a) contain sufficient area on the development site, excluding area/s designated as covered and uncovered carparking spaces, for a vehicle to turn around and enable it to egress the allotment in a forward direction;
- (b) be capable of draining stormwater efficiently, without the need to excessively raise the floor or bench level of the development;

- (c) in the case of a battleaxe allotment, have the driveway 'handle' located adjacent to the site boundary; and
- (d) in relation to the driveway servicing dwellings to the rear of the allotment or site:
 - (i) have a driveway 'handle' length of no more than 35 metres and a width of no less than 4 metres and not more than 6 metres;
 - (ii) the driveway 'handle' should have a vehicle carriageway of no less than 3 metres in width for a site that accommodates up to two dwellings and no less than 6 metres in width for at least the first 6 metres and 5 metres in width thereafter, for a site that accommodates three or more dwellings (Refer to Figure 4). A reduced paved area width of not less than 2.8 metres may be considered if any existing dwelling is retained; and
 - (iii) the driveway 'handle' should incorporate a combined total width of 1 metre of landscaping along the length of the driveway 'handle' unless the driveway abuts unfenced areas of landscaping;

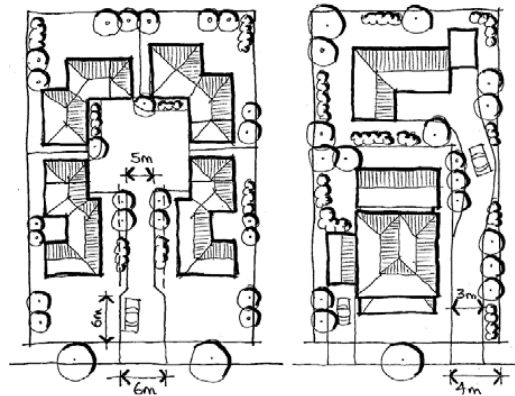


Figure 4

Design and Appearance

- 192 The roof form and design of semi-detached dwellings in localities where the predominant dwelling type is detached dwellings should achieve the form of a single integrated building (Refer to Figure 5) and be of a bulk and scale that is consistent with the predominant pattern of development.

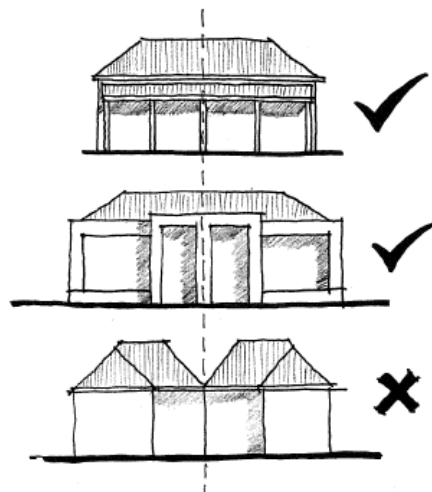


Figure 5

- 193** Main entrances to detached, semi-detached and row dwellings should be clearly visible from the streets to which they front to enable visitors to easily identify a particular dwelling.
- 194** Dwellings on corner sites should address both the primary and secondary street frontages and should be designed and sited so that the dwelling facade on the secondary street frontage includes visible articulation and detail, which complements the secondary streetscape (Refer to Figure 6).

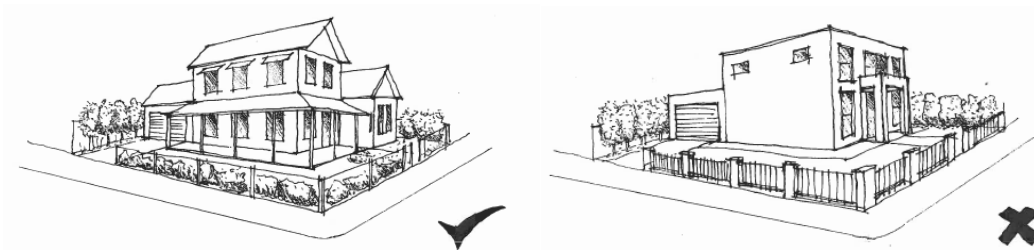


Figure 6

- 195** Dwellings should be designed and sited to minimise the impact of the building's bulk when viewed from the private open space of adjacent sites by:
- (a) increasing setbacks on upper levels of buildings in order to achieve greater separation from neighbouring private open space; and
 - (b) using articulation, colour, materials and detailing.
- 196** All habitable rooms should have at least one window with a minimum horizontal distance, between any facing building and the face of the wall containing the window (ie the distance between the eaves, fascias or gutters), of no less than 900 millimetres which is clear to the sky (Refer to Figure 7).

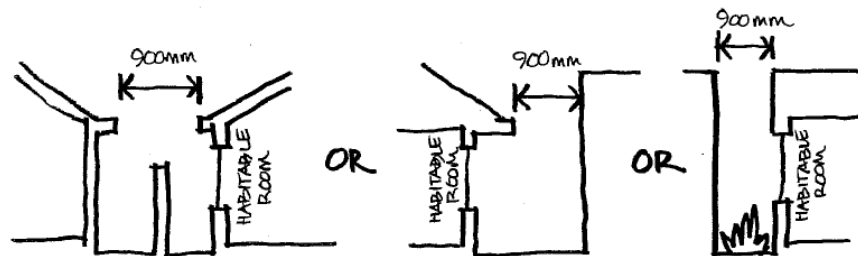


Figure 7

- 197** Unless otherwise specified in the relevant Zone and/or Policy Area, development should ensure that the north-facing windows of habitable rooms of dwelling(s) on adjacent sites receive at least 3 hours of direct sunlight over a portion of their surface and in the case of the main living area windows, a minimum of 50% of their surface, between 9am and 5pm on the winter solstice (21 June). Development should not increase the overshadowed area in cases where overshadowing from existing structures, fences and non-deciduous vegetation already exceeds this requirement.
- 198** Unless otherwise specified in the relevant Zone and/or Policy Area, development should ensure that at least half of the ground level private open space of existing dwelling(s) receive direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June. Development should not increase the overshadowed area in cases where overshadowing already exceeds these requirements.

- 199** The design of residential flat buildings (except residential flat buildings in the form of apartments in a multi-storey building) should define individual dwellings in the external appearance of the building.
- 200** Driveway crossovers should be single width, appropriately separated, and the number minimised to maintain streetscape character, preserve street trees and optimise the provision of on-street visitor parking.
- 201** A shared driveway associated with a group dwelling or residential flat building should be located at least 2 metres from any bedroom window.
- 202** On-site visitor parking spaces for group dwellings, multiple dwellings and residential flat buildings should be located and designed to:
- (a) not dominate the internal site layout;
 - (b) not dominate the streetscape appearance;
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling; and
 - (d) ensure they are not sited behind locked garage doors, gates or fences and are accessible to visitors at all times.
- 203** The height of a dwelling/s sited behind a dwelling/s fronting a public road on a battleaxe, hammerhead or similar configuration allotment or site (including those accommodating group dwellings) should not exceed one storey, nor should the dwelling contain a second storey in the roof space, except where:
- (a) the predominant height of the surrounding existing dwellings is greater than one storey. In this instance the development should not be more than two storeys above the natural ground level; or
 - (b) a height greater than one storey is envisaged in the zone or policy area for such dwellings.
- 204** The distance between any portion of a single-storey dwelling or any single-storey component of a two storey dwelling (including a verandah, garage or carport, which is an integrated part of the development) on a battleaxe, hammerhead or similar configuration allotment or site (including those accommodating group dwellings), and a side or rear boundary of the parent development site, should be no less than 2.5 metres.
- 205** The distance between any two-storey component of a dwelling on a battleaxe, hammerhead or similar configuration allotment, and the side or rear boundary of the parent development site, should be no less than 4.5 metres.

Street and Boundary Setbacks

- 206** Dwellings should be set back from front or side boundaries so as to:
- (a) contribute to the desired character of the area; and
 - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 207** Where the Zone and/or Policy Area does not specify a minimum distance and where there is a consistent front set-back pattern evident within a locality, dwellings should be set back from the allotment boundary on the primary street frontage:

- (a) the same distance as one or the other of the adjoining dwellings (or any distance in between), provided the difference between the setbacks of the two adjoining dwellings is not greater than 2 metres;
- (b) not less than the average of the setbacks of the adjoining dwellings, if the difference between the setbacks of the adjoining dwellings is greater than 2 metres; or
- (c) the same distance as the greater of the two adjoining dwelling setbacks, in all circumstances where a new dwelling comprising of 2 or more storeys is being introduced, and one or both of the adjoining properties are single storey.

208 Unless otherwise specified in the relevant Zone and/or Policy Area, the set-back of dwellings from their side and rear boundaries should be progressively increased as the height of the building increases:

- (a) to minimise the visual impact of the building from adjoining properties;
- (b) to minimise the overshadowing of adjoining properties;
- (c) to ensure adequate natural light and winter sunlight is available to the main activity areas and private open space of adjacent dwellings.

209 A wall or structure on a side or rear boundary should generally be limited to a height of 3 metres above natural ground level and a length of 8 metres. A greater height or length may be considered where:

- (a) there is an existing abutting boundary wall or structure on the adjoining land: or
- (b) there will be no unreasonable visual outlook impact or overshadowing impact on the occupants of the adjoining property.

Site Coverage

210 Site coverage should ensure that sufficient space is provided for:

- (a) front, side and rear boundary setbacks that contribute to the desired character of the area;
- (b) the required level of private open space and landscaping;
- (c) pedestrian and vehicle access and vehicle parking;
- (d) domestic storage;
- (e) outdoor clothes drying;
- (f) rainwater tank; and
- (g) convenient storage of household waste and recycling receptacles.

Garages, Carports and Outbuildings

211 Garages, carports and outbuildings should:

- (a) be domestic in size and nature;
- (b) be ancillary to and in association with a dwelling or dwellings;
- (c) not dominate the appearance of the dwelling from the street;

- (d) not detract from the visual appearance of the site as viewed from neighbouring properties due to their size and location relative to property boundaries and the siting of adjacent dwellings; and
- (e) not project forward of the main face of the associated dwelling.
- (f) not result in unreasonable overshadowing of, or visual impact from, habitable room windows of adjacent dwellings; and
- (g) not result in a significant loss of private open space.

212 Garages and carports should have a roof form and pitch, building materials and detailing that complement (without necessarily replicating) the associated dwelling.

213 Unless the desired character of an area provides otherwise, garages and carports fronting a primary street should:

- (a) be of a width that is minimised relative to the width of the dwelling frontage and in any case, should be designed with a maximum width (including the total width of any support structure) of 6.5 metres or 50 percent (or 40 percent in a Residential Historic (Conservation) Zone) of the allotment or building site frontage width, whichever is the lesser distance; and
- (b) be set back at least 0.5 metres behind the main face of the associated dwelling, unless the main face incorporates projecting elements such as a portico or verandah, in which case the garage or carport may be in line with the main face of the associated dwelling (Refer to Figure 8); and
- (c) be set back no less than 5.5 metres from the primary street frontage, to allow for vehicle parking.

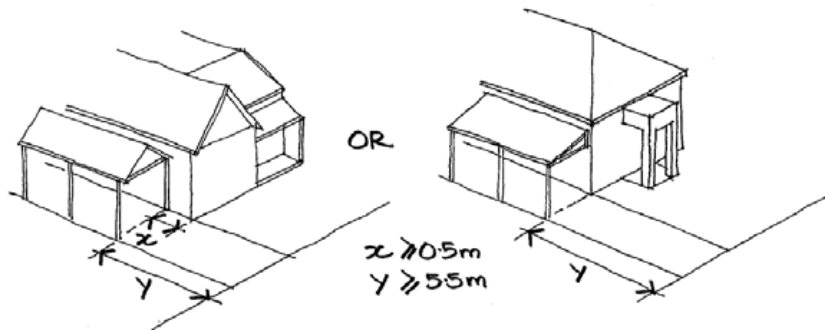


Figure 8

214 Garages and carports should have a minimum dimension (internal dimensions for a garage) for the siting of vehicles and access into and out of vehicles of 3 metres by 6 metres for one vehicle or 5.8 metres by 6 metres for two vehicles.

215 The floor area of a garage, carport or outbuilding should generally not exceed 60 square metres. A greater floor area may be considered where it does not exceed 10% of the total site area on which the associated dwelling is situated.

216 The external wall height of a garage, carport or outbuilding should generally not exceed 3 metres and the overall height should not exceed 5 metres.

217 Double garages or carports sited less than 7 metres from the primary street should be designed with two individual openings separated by a pier or other building element and be staggered, where practicable, to add interest to the primary street frontage (Refer to Figure 9).

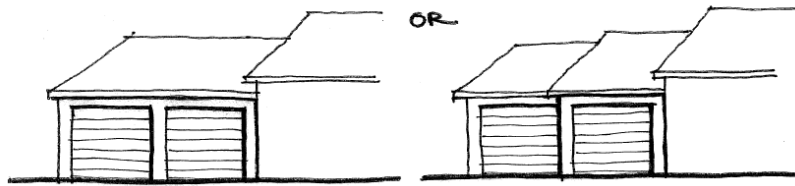


Figure 9

- 218** Garaging in association with semi-detached dwellings should generally not be placed side by side. In instances, where it may be considered appropriate, the garages should be set back from the main face of the dwellings and designed to provide visual separation between each garage
- 219** Unless the desired character of an area provides otherwise, garages and carports fronting the secondary street on a corner allotment, should be set back a minimum of 0.9m from the secondary street frontage and should be sited so as to minimise the visual impact of the structure when viewed from the street or the neighbouring dwelling.
- 220** Unless otherwise stated in the relevant Zone or Policy Area, garages and carports fronting a laneway should be set back from the laneway the distance required to provide a width of 6 metres from the opposite side of the laneway to the opening of the garage/carport, to allow for appropriate vehicular manoeuvring in and out of the garage/carport. A lesser set back may be considered in circumstances where an alternative design (such as a wider opening to the garage/carport) demonstrates safe and efficient access.
- 221** When a grade transition is required to enable access from a laneway (including a service lane), or other minor or unserviced street to a garage or carport, the grade transition should be accommodated completely on the site of the development and not on the public road or laneway.

Landscaping

- 222** Residential development should incorporate soft landscaping of a scale and intensity to offset built form and to reinforce the established garden and mature tree lined character of the City.
- 223** The landscaping of development in residential zones should:
- (a) enhance residential amenity;
 - (b) screen storage, service and parking areas;
 - (c) provide protection from sun and wind;
 - (d) not unreasonably affect adjacent land by shadow; and
 - (e) preferably incorporate the use of local indigenous plant species.

Private Open Space

- 224** Private open space (land available for the exclusive use of residents of each dwelling) may comprise one or more of the following forms:
- (a) a ground level courtyard, garden, yard, decking or patio space, or other private open space that:
 - (i) is screened to achieve privacy from adjoining properties and public areas by a suitable fence of at least 1.8 metres in height. The space should not be located between the primary street frontage and the main face of an existing or

proposed building unless high, solid front fences form part of the existing streetscape or the desired character of the locality; and

- (ii) has a minimum dimension of 2.5 metres and a minimum area of 10 square metres;
- (b) a roof top outdoor private open space, with a minimum dimension of 2.5 metres provided the area is equal to or greater than 10 square metres; or
- (c) a balcony, terrace, or other upper level outdoor areas (other than a roof top outdoor area), with a minimum dimension of 2 metres, provided the area of each is equal to or greater than 8 square metres.

225 Private open space should not include driveways, rubbish bin storage, sites for above ground rainwater tanks, effluent drainage areas and other utility areas, or common areas such as parking areas and communal open space in residential flat buildings and group dwellings.

226 Private open space should be located and designed:

- (a) to be accessed directly from the internal living areas of the dwelling;
- (b) generally at ground level to the side or rear of a dwelling and screened for privacy;
- (c) to take advantage of but not adversely affect natural features of the site;
- (d) to minimise overlooking from adjacent buildings;
- (e) to achieve where possible, separation from adjoining sites;
- (f) where possible, to have a northerly aspect to provide for comfortable year-round use;
- (g) to not be significantly shaded during winter by the associated dwelling or adjacent development;
- (h) to be shaded in summer, where possible; and
- (i) to retain any significant vegetation.

227 Dwellings (other than residential development in the form of apartments within a multi storey building) should have associated private open space of sufficient area, shape and gradient to be functional and capable of meeting the likely needs of the occupant(s) (taking into consideration the location of the dwelling and the dimensions and gradient of the site) and should be in accordance with the following:

- (a) a dwelling with a site area of 250 square metres or greater, 20 percent of the site area should be private open space, of which one portion should be equal to or greater than 10 percent of the site area and have a minimum dimension of 4 metres; or
- (b) a dwelling with a site area of less than 250 square metres, a minimum of 35 square metres should be private open space, of which one portion should have an area of 16 square metres and a minimum dimension of 4 metres; and
- (c) in either of the circumstances described above, have a maximum gradient of 1 in 10.

228 Residential development in the form of apartments within a multi storey building should have associated private open space of sufficient area and shape to be functional and capable of meeting the likely needs of the occupant(s) and should be in accordance with the following requirements:

- (a) studio (no separate bedroom) or one bedroom, a minimum area of 10 square metres of private open space;
- (b) two bedrooms, a minimum area of 12 square metres of private open space; or
- (c) three bedrooms or greater; a minimum area of 15 square metres of private open space.

229 A lesser amount of private open space may be considered in circumstances where:

- (a) the equivalent amount of private open space is provided in the form of communal open space, which is accessible to all occupants of the development; or
- (b) the development is directly adjacent to large areas of useable public open space, such as Felixstow Reserve, the Parklands and the River Torrens Linear Park, which can be easily accessed by all occupants of the development.

230 Rooftop gardens should be incorporated into multi-storey residential flat buildings and multi-storey buildings with a residential component.

231 Fifty percent of the total private open space requirement provided at ground level should be open to the sky and developed in a manner to provide outdoor amenity, opportunities for landscaping and a reduction in stormwater runoff through the use of permeable surface treatments.

232 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be located, where possible, adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the living space of the dwelling.

Communal Open Space

233 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.

234 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.

Site Facilities and Storage

- 235** Site facilities for group dwellings and residential flat buildings of greater than six dwellings 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) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character, for dwellings which do not incorporate ground level private open space.

Visual Privacy

- 236** In areas where buildings of 3 or more storeys are contemplated, direct overlooking into habitable room windows or onto the useable private open spaces of other dwellings from upper level windows, external balconies, terraces and decks should be minimised through the adoption of one or more of the following methods and may be supplemented by landscaping:
- (a) building layout;
 - (b) location and design of windows and balconies;
 - (c) screening devices; or
 - (d) adequate separation.
- 237** Except where buildings of three or more storeys are contemplated within the Urban Corridor Zone and the District Centre (Norwood) Zone, in all other circumstances upper level windows, balconies, terraces and decks should:
- (a) have a sill height of not less than 1.7 metres above the finished floor level (Refer to Figure 10); or
 - (b) be treated with permanently fixed obscured treatment (such as glazing or adhesive film) in the part of the window below 1.7 metres above the finished floor level (Refer to Figure 10); or
 - (c) be permanently screened to a height of not less than 1.7 metres above the finished floor level, through the use of external screening devices, such as planter boxes and angled louvres (Refer to Figure 10); and
 - (d) in the case of balconies, not exceed 15 square metres in floor.

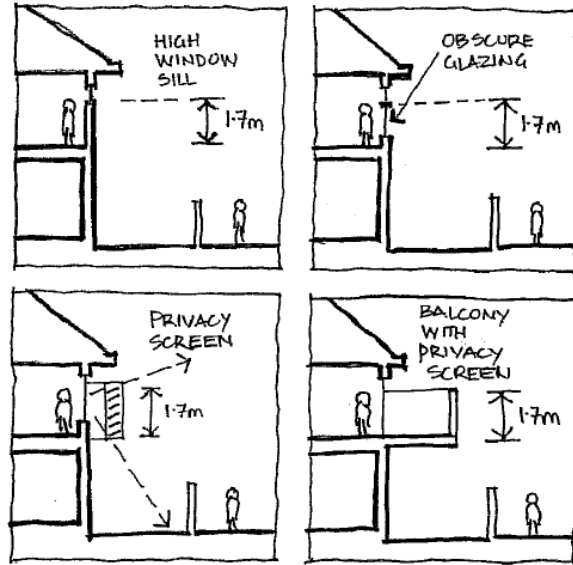


Figure 10

- 238 Permanently fixed external screening devices should be designed and finished in materials to blend in with the associated building's external materials and finishes.

Noise

- 239 Residential development close to high noise sources (eg major roads, O-bahn, and industry) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 240 Residential development on sites abutting established collector or higher order roads should include front fences, walls and landscaping that will supplement the noise control provided by the building facade.
- 241 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 242 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways; and
 - (b) service equipment areas on the same or adjacent sites.
- 243 Bedroom windows should be located at least 3 metres from a street carriageway, a communal parking area or an active communal recreation area. A reduced setback of no less than 1.5 metres may be considered where there is an intervening solid fence of at least 1.8 metres in height, or where the window sill is a minimum of 1.5 metres above the level of the carriageway or recreation area (Refer to Figure 11).

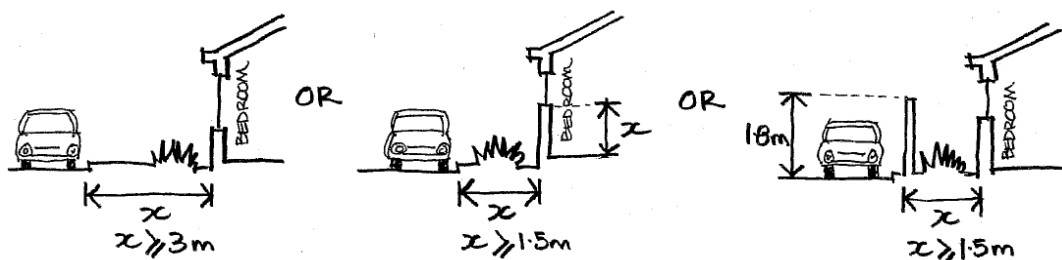


Figure 11

- 244** Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.

Safety and Security

- 245** Residential developments and associated spaces should be designed to enhance safety and security by:
- (a) ensuring dwellings overlook public and communal streets and public open spaces to allow casual surveillance;
 - (b) avoiding heavily obscured or isolated spaces that potentially expose residents to threat in their usual movements to and from home e.g. by providing convenient and safe access from car parking spaces to entry doors;
 - (c) providing clear lines of sight and appropriate lighting;
 - (d) clearly differentiating public, communal and private areas through the use of low front fences or other visual treatments; and
 - (e) making the public realm attractive to general foot traffic and casual surveillance throughout various times of the day.
- 246** Residential development should:
- (a) not have a significant adverse effect on safety and amenity due to the generation of through traffic;
 - (b) provide for the safe and efficient movement of vehicles;
 - (c) provide for the safe and convenient movement for pedestrians and cyclists;
 - (d) provide for easy access for emergency and essential service vehicles;
 - (e) where practical, separate pedestrian and vehicular movements by incorporating separate paths or at the very least different surface materials; and
 - (f) be designed to minimise the adverse effects of adjacent traffic movement.

Swimming Pools and Outdoor Spas

- 247** Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited and designed so as to protect the privacy and amenity of adjoining residential land.

Dependent Accommodation

- 248** Dependent accommodation (ie accommodation where the living unit is located on the same allotment as the main dwelling and is connected to the same services of the main dwelling) should only be developed where:
- (a) the site is of an adequate size and configuration to accommodate the additional living unit;
 - (b) the dependent accommodation living unit is set behind the main face of the existing dwelling;
 - (c) the dependent accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 60 square metres or 15 percent of the site area, whichever is the lesser;
 - (d) the dependent accommodation is not more than one storey above the natural ground level, except where the predominant height in the immediate locality is two

storey, in this instance the dependent accommodation living unit should not be more than two storeys above the natural ground level;

- (e) adequate private open space is provided for the use of all occupants;
- (f) adequate on site car parking, which is accessed from a common driveway, is provided to cater for all likely vehicle users of the allotment;
- (g) the building is designed to, and comprises colours, materials and finishes that will complement the original dwelling; and
- (h) it will not unreasonably impact on the amenity enjoyed by the occupants of the existing dwelling or the adjoining properties.

Supported Accommodation and Housing for Seniors

249 Supported accommodation and housing for seniors (including, nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and people with disabilities should be:

- (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport;
- (b) located where on-site movement of residents is not unduly restricted by the slope of the land;
- (c) sited and designed to promote interaction with other sections of the community, without compromising privacy;
- (d) of a scale and appearance that reflects the residential nature and character of the locality; and
- (e) provided with public and private open space and landscaping.

250 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents and should include:

- (a) ground-level access or lifted access to all units;
- (b) internal communal areas and private spaces;
- (c) an interesting and attractive outlook from all units and communal areas for all residents, including those in wheelchairs;
- (d) useable recreation areas for residents and visitors, including visiting children;
- (e) adequate living space allowing for the use of wheelchairs with an attendant;
- (f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry;
- (g) storage areas for items such as boats, trailers and caravans in association with some independent living units;
- (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles; and
- (i) mail boxes and waste disposal areas within easy walking distance of all units.

251 A lesser requirement than that specified for site area and private open space may be appropriate for supported accommodation and housing for seniors provided the development

is of a scale and appearance that reflects the residential nature and character of the locality and is designed to provide safe, attractive and comfortable living conditions for the residents.

252 Access roads within supported accommodation and housing for seniors developments should:

- (a) not have steep gradients;
- (b) provide convenient access for emergency vehicles, visitors and residents;
- (c) provide space for manoeuvring cars and community buses;
- (d) include kerb ramps at pedestrian crossing points; and
- (e) have level-surface passenger loading areas.

253 Car parking associated with supported accommodation and housing for seniors should:

- (a) be conveniently located on site within easy walking distance of resident units;
- (b) include covered and secure parking for residents' vehicles;
- (c) be adequate for residents, service providers and visitors;
- (d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles;
- (e) have slip-resistant surfaces with gradients not steeper than 1 in 40;
- (f) allow ease of vehicle manoeuvrability;
- (g) be designed to allow the full opening of all vehicle doors;
- (h) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise; and
- (i) be appropriately lit to enable safe and easy movement to and from vehicles.

Home-Based Business

254 A home-based business (a business operated by the occupant of a dwelling (whether or not with the assistance of non-resident employees) from that dwelling or the site of that dwelling, which exceeds the criteria for a Home Activity, as defined in Schedule 1 of the Development Regulations 2008) should only occur where:

- (a) it operates from an occupied dwelling or within a lawfully approved building, or the site of an occupied dwelling;
- (b) the use is ancillary to the associated dwelling and has a total floor area (whether within a building or on an external space) not exceeding 10 percent of the total area of the site;
- (c) the nature, scale and intensity of the use does not adversely alter the character and amenity of the locality;
- (d) other than persons resident on the site, no more than two persons should be employed;
- (e) an additional on-site car parking space can be provided for every non-resident employee provided that:

- (i) the total parking areas (including garages and carports) do not dominate the streetscape (dwelling facade and its primary street frontage);
- (ii) no more than one of the additional car parking spaces is located forward of the dwelling (not including the existing driveway); and
- (iii) no more than 50 percent of the total land area forward of the dwelling is occupied by car parking spaces;
- (f) no building or activity associated with the home-based business is sited closer to any street alignment than the existing or approved dwelling;
- (g) it does not require the display of goods in a window, on or around the dwelling or its curtilage;
- (h) any vehicle used in association with the home-based business does not exceed 3 tonne tare in weight;
- (i) all equipment and vehicles (other than customers) associated with the everyday operations of the home-based business can be located on the site of the development at all times; and
- (j) loading and unloading of vehicles can take place on the site of the development.

255 Signage associated with a home-based business should:

- (a) be limited to one sign;
- (b) be discreet in design and colour and a size of no more than 0.2 square metres;
- (c) relate directly to the nature of goods/services provided on the site; and
- (d) be complementary to the design and appearance of the building.

Attachment B

RESIDENTIAL ZONE

Introduction

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

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

Medium Density Policy Area

OBJECTIVES

Objective 1: A residential zone comprising a range of dwelling types including affordable housing.

Objective 2: Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

Objective 3: Development that contributes to the desired character of the zone.

DESIRED CHARACTER STATEMENT

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

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

Most development within the zone will occur through the renovation of existing dwellings, the replacement of existing dwellings with one or two dwellings and to a lesser extent, new dwellings to the rear of existing dwellings. In locations where there are large allotments or where the amalgamation of allotments has occurred, there may be opportunity to develop low-rise (one or two-storey) group dwellings, row dwellings and residential flat buildings. Within the Medium Density Policy Area, opportunities for development of up to three (3) storeys will be considered in some locations.

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

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

The existing character of the zone is varied and is derived from a number of factors, including built form, allotment size, road widths and natural features such as vegetation, topography and waterways. Although it is expected that residential densities will increase over time, resulting in more dense forms of development and smaller site and allotment sizes, it is intended that the overall character of the zone will maintain a 'suburban' feel with a high level of amenity. This will be achieved by generally maintaining a rhythm of buildings comprising one and two storeys, set back from the street so that front gardens can be established and also by requiring 'space' to be established between buildings.

An exception to this 'suburban' character will be found along arterial roads, especially in close proximity to centres, where the introduction of commercial development in small-scale purpose built buildings and mixed-use buildings will develop a more 'urban' character. The front set-back of buildings along these roads will be closer to the street edge, while still allowing sufficient room for landscaping.

A variety of facade treatments will be permitted in the zone, allowing for individual preferences, however overall proportions of buildings as they present to the street, will be balanced and in accordance with good architectural practice, so as to provide a pleasant streetscape. Garages and carports will be located to the side or rear of dwellings and the placement of driveways will ensure minimal disruption to footpaths and street trees. Where double garaging is proposed, driveways will be tapered, where practicable, to reduce the extent of hard surface areas forward of dwellings.

Within Payneham South and in relation to dwellings fronting Victoria Street, Payneham, there are a number of dwellings remaining from the building stock constructed prior to 1940. Although demolition control of these dwellings is not legislated, where an alteration or addition to a pre-1940s dwelling is proposed, it is desired that such development will maintain the visual integrity of the dwelling as viewed from the street. This can be achieved by maintaining the integrity of the key components of the dwelling which face the street (roof, verandahs, windows) and by ensuring that new additions are located such that the dwelling maintains a mostly single-storey streetscape appearance.

Dwellings will be designed to provide a good level of visual interest and articulation and should avoid large expanses of uninterrupted walling, tilt-up concrete or glass, or the monochromatic use of materials and finishes.

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

Water-sensitive urban design principles will also be applied to new development, in order to reduce the quantity (and improve the quality) of stormwater entering our drainage systems. This is particularly relevant where development proposes to significantly increase the impervious coverage of a site and in such cases, options should be explored 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 City of Norwood Payneham & St Peters. Development will seek to enhance the public and environmental benefit of this important asset as opportunities to redevelop sites 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, or combinations thereof, are envisaged in the zone:

- (a) affordable housing;
- (b) small scale community facility where it is ancillary to the function or operation of an aged care/retirement facility;
- (c) dependent accommodation;
- (d) domestic outbuilding in association with a dwelling;
- (e) domestic structure;
- (f) dwelling;
- (g) dwelling addition;
- (h) small scale shop, office, consulting room only where:
 - (i) there is a lawful historic basis for such a use; or
 - (ii) it involves the re-use of an existing dwelling with a frontage to an arterial road; or
 - (iii) it is located on the ground floor of a mixed use building on an arterial road; or
 - (iv) it is ancillary to the function or operation of an aged care/retirement facility;
- (i) small scale child care facility located along an arterial road or main road that serves the local community;
- (j) supported accommodation and housing for seniors.

2 Development listed as non-complying is generally inappropriate.

3 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.

4 Non-residential development 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.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

6 Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Except where a different parameter is provided in the relevant Policy Area, 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 of not less than that shown in the following table:

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

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling (with a double garage/carport)	350 minimum	12.5
Detached Dwelling (with a single garage/carport)	330 minimum	9
Detached Dwelling (hammerhead allotment)	330 minimum (exclusive of the driveway handle)	4
Semi-detached Dwelling (with a double garage/carport)	320 minimum	12.5
Semi-detached Dwelling (with a single garage/carport)	300 minimum	8
Row Dwelling (with a single garage)	300 minimum	7
Row Dwelling (with rear vehicle/garage access)	250 minimum	6
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)

8 Except where a different parameter is provided in the relevant Policy Area, dwellings fronting a public road should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level	2 storeys
Minimum setback from primary road frontage:	6 metres*
	<i>*A closer set-back may be provided for mixed-use buildings on arterial roads that comprise non-residential uses at ground level</i>
Minimum setback from secondary road frontage:	
– Arterial roads	4.5 metres
– Non-arterial roads	0.9 (single storey) 2 metres (upper storey)
Minimum setback from one side boundary:	
– for walls with a vertical height of up to 3 metres measured from natural ground level	0.9 metre*
	<i>*Single storey boundary development may occur on one side boundary for a garage, carport, a small portion of a new dwelling or in</i>

	<i>the case of existing dwellings, a small addition (such as an ensuite or walk-in robe addition), or in the case of semi-detached dwellings, for a party wall</i>
- for walls with a vertical height exceeding 3 metres measured from natural ground level	0.9 metre plus one-third of the increase in vertical wall height above 3 metres
- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	60 percent

- 9** In Payneham South and in relation to dwellings fronting Victoria Street, Payneham, alterations to a dwelling constructed prior to 1940 should not significantly alter the original key components of the dwelling fronting the street (roof pitch, verandah forms or window proportions) and should maintain a mostly single storey streetscape appearance.

Design and Appearance

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

Affordable Housing

- 11** Development comprising of 20 or more dwellings should include a minimum of 15 per cent affordable housing.
- 12** Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

Advertisements

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

PROCEDURAL MATTERS

Complying Development

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

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

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

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

Non-complying Development

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

Advertisement and /or advertising hoarding that:

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

Amusement Machine Centre

Car Wash

Consulting Room except:

- (a) the re-use of a building originally constructed for the use as a shop, consulting room or office with a total gross leasable floor area of 250 square metres or less; or
- (b) where the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it is ancillary to the function or operation of an aged care/retirement facility; or
- (d) within the Medium Density Policy Area, where located on the ground floor of a mixed use building that fronts an arterial road and where the gross leasable floor area does not exceed 500 square metres.

Crematorium

Educational Establishment, except:

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Office, except:

- (a) the re-use or addition to a building originally constructed for the use as a shop, consulting room or office with a total gross leasable floor area of 250 square metres or less; or
- (b) where the site fronts an arterial road and has a total gross leasable floor area of 250 square metres or less; or
- (c) it is ancillary to the function or operation of an aged care/retirement facility; or
- (d) within the Medium Density Policy Area, where located on the ground floor of a mixed use building that fronts an arterial road and where the gross leasable floor area does not exceed 500 square metres.

Petrol Filling Station

Public Service Depot

Restaurant

Road Transport Terminal

Service Trade Premises

Shop or group of shops, except:

- (a) the re-use of a building originally constructed for the use as a shop or group of shops with a total gross leasable floor area of 150 square metres or less;
- (b) it is ancillary to the function or operation of an aged care/retirement facility; or
- (c) within the Medium Density Policy Area, where located on the ground floor of a mixed use building that fronts an arterial road and where the gross leasable floor area does not exceed 250 square metres.

Store

Warehouse

Waste Reception, Storage, Treatment or Disposal
Wrecking Yard

Public Notification

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

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

Category 1 Development

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

Category 2 Development

Fence, or a combination of a fence and retaining wall, exceeding 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)
Satellite Dish, exceeding 1.2 metres in diameter
Within the Medium Density Policy Area, supported accommodation and housing for seniors and all forms of development that are ancillary and associated uses, other than where the development is ancillary to a dwelling
Tennis Court Fencing, comprising of chain wire mesh or similar, exceeding 2.1 metres in height and up to 3.7 metres in height (measured from the lower of the two adjoining finished ground levels)
Tennis Court Lights

Medium Density Policy Area

The following Desired Character Statement, Objectives and Principles of Development Control apply in the Medium Density Policy Area shown on Maps NPSP/13 - 15 and 19 - 24. These provisions should be read in conjunction with the Residential Zone provisions and the City Wide provisions expressed for the whole of the Council Area.

OBJECTIVES

- Objective 1:** A residential Policy Area comprising a range of medium density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- Objective 2:** Development that provides a transition down in scale and intensity at the boundaries of the Policy Area with adjacent residential land outside of the Policy Area.
- Objective 3:** Development that supports the viability of community services and infrastructure and reflects good urban design principles.
- Objective 4:** Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER STATEMENT

The Policy Area comprises areas of the Residential Zone that are within accessible walking distance of centres and public transport corridors, as well as three (3) identified sites adjacent to the River Torrens Linear Park in Hackney, Joslin and Marden. It also includes a large area of land in Glynde dedicated to various forms of housing for aged care/retired people.

Whilst detached and semi-detached dwellings will continue to be developed within the Medium Density Policy Area, more flexible development parameters for other forms of housing (including group dwellings, row dwellings and residential flat buildings) are included and will provide additional opportunities for increasing residential densities in these locations. While a minimum site area has not been allocated for dwellings within a residential flat building, a minimum floor area requirement for dwellings has been included and will, along with other policies relating to private open space, communal space, car parking and the design of the built form, ensure an acceptable level of amenity for occupants, as well residents in the locality.

Built form within the Medium Density Policy Area will be carefully managed to ensure that it provides an appropriate transition down in scale and mass to residential development outside of the Policy Area.

Hackney

In Hackney, the Medium Density Policy Area includes the existing Adelaide Caravan Park site located at 24-46 Richmond Street, Hackney and the adjacent Twelftree Reserve and Old Mill Reserve. Although Twelftree and Old Mill Reserves are included in the Residential Zone, they remain as part of the Council's community land assets and as such, no development will occur on these reserves, other than Council works to improve their recreational and open space attributes.

Development on the Adelaide Caravan Park site will provide opportunity for medium density development, including buildings of up to three (3) storeys set back behind lower-scale, single-storey development along Richmond Street and two-storey development fronting the reserves. It is expected that a minimum net residential density target of 40 dwellings per hectare could be achieved if the site is fully re-developed.

The single-storey development fronting Richmond Street will be sympathetic to the scale and form of the pre-1940s buildings located on the southern side of Richmond Street, including a number of Local Heritage Places. Development on the eastern side of the Caravan Park site should be orientated towards Twelftree Reserve and include fencing along the Reserve boundary that is visually permeable.

The Caravan Park site is one of the few locations within the City of Norwood Payneham & St Peters where public access along the River Torrens Linear Park is restricted, due to the property boundary extending to the bank of the river and in some parts, the centre of the river. As such, any substantial redevelopment of this site will ensure that a publicly accessible shared pedestrian and bicycle path is provided to link the western and northern sections of the River Torrens Linear Park.

Firle

In Firle, the Medium Density Policy Area includes land located south of Marian Road and east of Gage Street, however, excludes all properties fronting Marian Road and Gage Street, except for two(2) large properties fronting Gage Street, being 112 Gage Street and 116-124 Gage Street. The suburb boundary of St Morris forms the southern boundary of the Policy Area. The area is within good walking distance of the district level facilities located in and around the Firle Plaza and Glynburn Plaza shopping centres.

Development will include a range of residential development of up to two (2) storeys in height. Any future development of the properties located at 112 Gage Street and 116-124 Gage Street will ensure that the portion of these sites fronting Gage Street are developed to a scale and intensity that is consistent with the adjacent residential areas outside of the Medium Density Policy Area.

Adey Reserve is a significant open space asset within this locality and as such, some reduction in the amount of private open space provision may be considered for group dwellings, row dwellings or residential flat buildings which front the reserve.

The Third Creek Drainage Reserve is a significant topographic feature within this locality and there will be some limitations to the intensity of development in areas which have the potential to be affected during flood events.

Payneham Road Corridor

In Felixstow, Glynde and Payneham the Medium Density Policy Area includes areas north and south of Payneham Road.

In Felixstow, it includes the land located between Fisher Street and Payneham Road and between Turner Street and Payneham Road and includes several large sites, some of which have already been developed for medium density housing. The Council-owned Payneham Library, Payneham Swimming Centre and Patterson Reserve have been included within this Policy Area, however, remain as part of the Council's community land assets and as such, no development will occur on these sites, other than Council works to improve their recreational, community and open space attributes.

In Payneham and Glynde, it includes land bound by Payneham Road to the north, Ashbrook Avenue to the west and Davis Road, Edward Street and Bridge Road to the south. Within Glynde and Payneham, a large area of land owned by Lutheran Homes Incorporated and Australian Retirement Homes Ltd. already provides a range of medium density housing and it is likely that over time, redevelopment will occur as the need for age specific housing evolves.

This area is well serviced by buses and north of Payneham Road, has reasonable access to the Klemzig O'Bahn Interchange. The area is also within easy to moderate walking distance to neighbourhood level facilities at Glynde and district level facilities at Marden.

Development will provide a range of residential accommodation and along arterial road frontages, may include some small scale commercial uses.

Development may also comprise a mix of land uses where such uses are ancillary to the operation and/or function of an aged care or retirement facility. These may include small scale offices, consulting rooms, shops and community and recreational facilities that are for the patronage of residents, employees and resident visitors only.

Building heights within this part of the Policy Area will be up to two (2) storeys, however, along arterial road frontages and within the Lutheran Homes Incorporated and Australian Retirement Homes sites, development of up to three (3) storeys will be considered where an appropriate built form transition can be provided to adjacent residential land outside of the Policy Area and in the case of arterial roads, where it comprises a mix of residential and non-residential land uses.

Development adjacent to the Glynde Light Industry Zone and the Norwood Payneham & St Peters Council Depot (located at Davis Road Glynde), will be sited and designed to mitigate any potential impacts of industry related activity. This may include noise attenuation measures and landscaped buffers.

Also located within this portion of the Policy Area is the site of a future electricity substation, at Barnes Road, Glynde. If this land is developed for substation purposes, the substation should be enclosed within a building which complements the surrounding residential buildings. Appropriate buffering and screening treatments will be incorporated along all boundaries of the site. As a precautionary measure, any development adjacent to this site will be sited and designed to take into account any potential impacts associated with an electricity substation.

Marden District Centre

Around the Marden District Centre, the Medium Density Policy Area includes parts of Marden located to the north of the District Centre (east and west of Lower Portrush Road) and parts of Payneham located to the south of the District Centre (east and west of Portrush Road).

The area has good access to bus routes along Payneham Road and Portrush Road and reasonable access to the Klemzig O'Bahn Interchange and is within accessible walking distance to district level shops and facilities at Marden.

Development within this part of the Policy Area will provide a range of residential dwellings and along arterial road frontages, some small-scale non-residential land uses.

Building heights within this part of the Policy Area will be up to two (2) storeys, however, along arterial road frontages and on sites fronting Broad Street, Marden and Marden Road (south of Kent Street), development of up to three (3) storeys will be considered where an appropriate built form transition can be provided to adjacent residential land outside of the Policy Area and in the case of arterial roads, where it comprises a mix of residential and non-residential land uses.

North of Payneham Road, the land begins to slope down to the River Torrens and in some instances, the slope of the land may present either opportunities or constraints for the siting, design and height of buildings. In any event, excessive cut or fill of the land should be avoided in the siting of new buildings.

River Street/Glenbrook Close, Marden

This part of the Medium Density Policy Area includes an area of land in Marden which is bound by River Street, Battams Road, Lower Portrush Road and the River Torrens Linear Park and intersected by the O'Bahn Busway track.

The area to the south of the O'Bahn track comprises land owned by the South Australian Housing Trust and a large development site owned by the Urban Renewal Authority, as well as a number of existing dwellings along Battams Road and River Street. The land to the north of the O'Bahn track (known as Glenbrook Close) has a mix of privately owned land and land owned by the South Australian Housing Trust.

The River Torrens and Linear Park are significant topographic features within this locality and any development within this area should seek to maintain and enhance the environmental, amenity and recreational aspects of these open space features.

Historically, residential densities within this locality were medium density and comprised a range of building forms, including some residential flat buildings. It is expected that new development will maintain development within a medium density range of approximately 45 dwellings per hectare (gross residential density).

North of the O'Bahn track, buildings of up to three (3) storeys will be considered. South of the O'Bahn track, buildings of up to three (3) storeys will be considered on the sites owned by the Urban Renewal Authority and Housing SA, however, a two-storey building height limit will apply for development fronting Battams Road and River Street. On the site owned by the Urban Renewal Authority, development fronting River Street will include a high level of articulation and modulation and the building mass will be broken up to ensure that some space between buildings, or groups of buildings, is provided.

Other built form parameters within this portion of the Policy Area may be less than those prescribed for the zone and/or Policy Area, provided that sound urban design principles are applied in terms of the orientation, siting and design of buildings, in order to maximise solar access, light, ventilation and views and to minimise overshadowing and overlooking. Where any reduction in private open space is sought, the development will ensure that good access to usable communal open space and/or the River Torrens Linear Park is provided.

Due to the proximity of the O'Bahn track, noise attenuation measures should be considered for individual buildings and/or through buffering along the boundary of the site with the O'Bahn track.

On large sites, vehicle access/egress points onto the existing road networks will be limited in number and within sites, vehicle, bicycle and pedestrian linkages will be designed to promote ease of access, permeability through sites and safety.

Car parking areas (including garaging) will be designed to be either well-integrated into the design of a building or screened from surrounding public streets and the Linear Park.

Joslin

In Joslin, two separate localities have been included within the Medium Density Policy Area.

The first is a small locality on the northern side of Payneham Road, including the properties located at 247-257 Payneham Road, 259 Payneham Road and 261 Payneham Road. The property located at 247-259 Payneham Road is an existing aged care/retirement facility and the properties located at 259 and 261 Payneham Road are currently used for commercial land uses. Although development of up to three (3) stories is contemplated along arterial road frontages within the Medium Density Policy Area, in this case, the adjacency of the Residential Historic (Conservation) Zone may limit the siting of any three (3) storey components, if proposed. In any case, the scaling down of building height and mass will be required adjacent to the boundary with the Residential Historic (Conservation) Zone.

The second locality is the site of the former Highways Department car park, which is located at the termination of Holton Court, St Peters. In the absence of this site being included in the River Torrens Linear Park, which is the Council's preferred position, this site has been included in the Medium Density Policy Area, as it provides a unique opportunity for medium density housing with good pedestrian access to the Walkerville Town Centre and bus routes into the City, subject to any necessary remediation of the land.

The current amenity of this locality is relatively poor, with the O'Bahn track creating a barrier between the site and the adjacent residential localities in St Peters and Joslin. The site is also located adjacent to the steep bank of the River Torrens, where bank stability issues will need to be addressed in any future development.

Access along the Linear Park in this locality is via a shared path running adjacent to the eastern side of the site. Development should seek to improve public access through this section of the Linear Park and into neighbouring Walkerville.

Building heights of up to three (3) storeys will be considered for development on this site. Where any reduction in private open space is sought, the development will ensure that good access to usable communal open space and/or the River Torrens Linear Park is provided.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2** On sites that have a frontage to an arterial road, development of more than two (2) storeys above natural ground level, should only occur where it comprises a mix of residential and non-residential uses.
- 3** Within the Medium Density Policy Area, development should provide an appropriate transition down in scale and mass to residential development outside of the Policy Area.
- 4** Any substantial redevelopment of the existing Adelaide Caravan Park site located at 24-46 Richmond Street, Hackney, should ensure that a publicly accessible shared pedestrian and bicycle path is provided to link the western and northern sections of the River Torrens Linear Park in accordance with Concept Plan Figure R/1.
- 5** 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)
Row dwelling	200	5
Group Dwelling	200 average (exclusive of all common areas)	18 (total development site frontage)
Residential Flat Building	No minimum	18 (total development site frontage)

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

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

7 Development should be designed within the parameters set out in the following table:

Parameter	Value
Maximum building height above natural ground level for dwellings:	
- Arterial roads	3 storeys
- Broad Street, Marden	3 storeys
- Marden Road and Wear Avenue, Marden (south of Kent Street)	3 storeys
- Lutheran Homes Incorporated and Australian Retirement Homes Limited sites at Glynde	3 storeys
- Adelaide Caravan Park site (24-46 Richmond Street, Hackney)	3 storeys, except dwellings fronting Richmond Street, which should not exceed 1 storey and dwellings fronting Twelftree and Old Mill Reserves, which should not exceed 2 storeys
- Former Highways Department car park, (located at the termination of Holton Court, St Peters)	3 storeys
- Where identified in the Desired Character Statement for the River Street/Glenbrook Close locality	3 storeys

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

- All other localities	2 storeys
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Minimum setback from a primary road frontage:

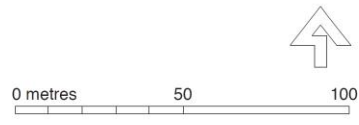
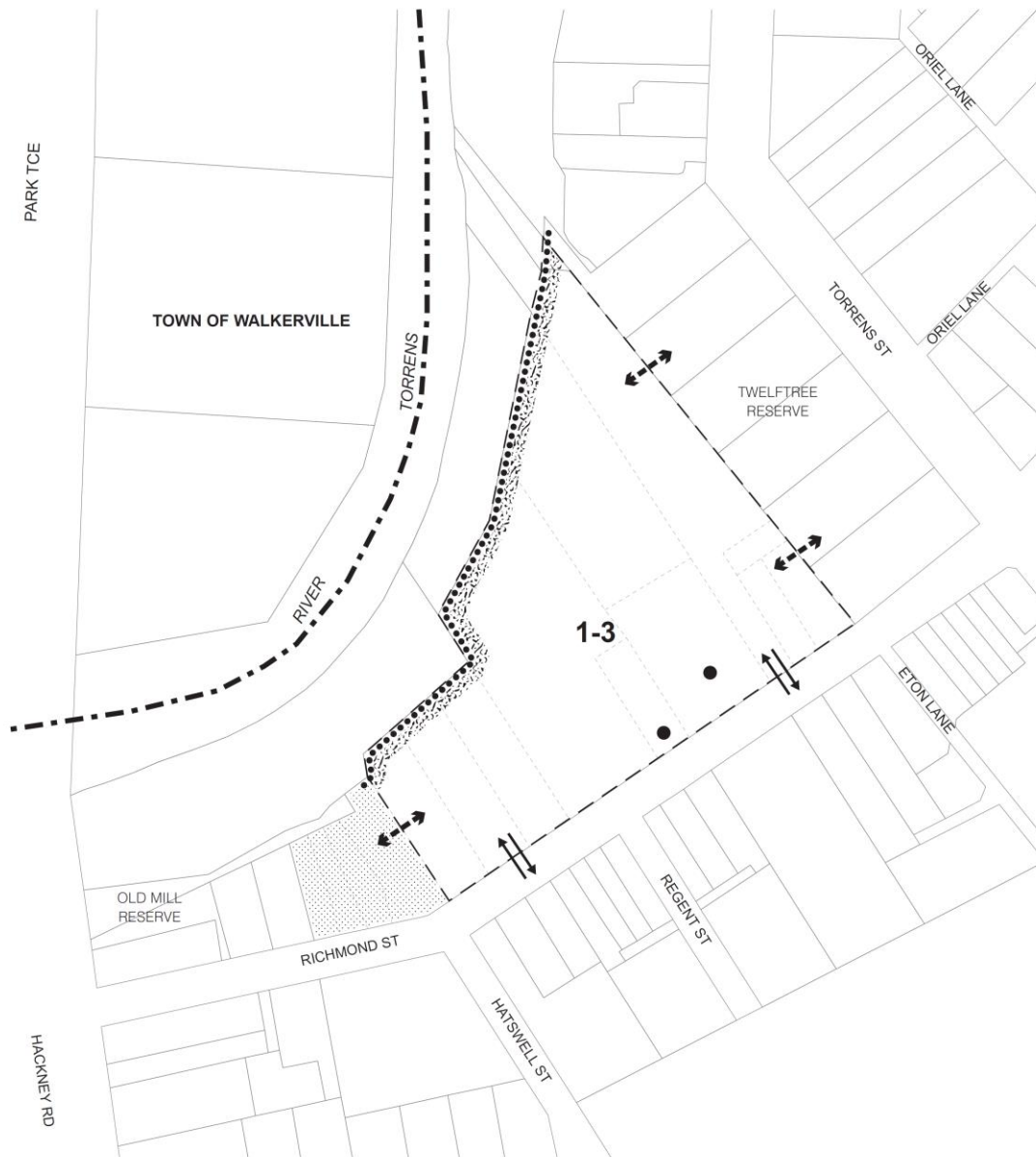
- Arterial roads (subject to any future road widening requirements set out in the <i>Metropolitan Adelaide Road Widening Act 1972</i>)	6 metres* <i>*A closer set-back may be provided for mixed-use buildings on arterial roads that comprise non-residential uses at ground level</i>
- All other (public) roads	4 metres

Minimum setback from a secondary road frontage:

- Arterial roads	6.5 metres
- All other (public) roads	0.9 (single storey) 2 metres (where it does not exceed 2 storeys in height)

Maximum site coverage (inclusive of ancillary structures):

- Detached and semi-detached dwellings	60 percent
- Other dwelling forms	70 percent



- 1-3 Building Height Range (note: height restrictions apply along the Richmond Street and Twelftree Reserve frontages)
- Existing Public Car Park
- Landscape Buffer
- Indicative Pedestrian/Cycle Path to link with the existing Linear Park Pedestrian / Cycle Path
- Indicative Future Pedestrian Link
- Local Heritage Place
- Indicative Vehicle Access
- Concept Plan Boundary
- Development Area Boundary

**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 (24 - 46 RICHMOND STREET,
 HACKNEY)
 CONCEPT PLAN
 Figure R/1**

Version A 31/7/14

RESIDENTIAL CHARACTER ZONE

Introduction

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

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

Evandale/Maylands/Stepney
Hackney
Heathpool/ Marryatville
St Peters/Joslin/Royston Park
Trinity Gardens/St Morris
Arterial Road

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

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

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

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

In some locations (identified at the Policy Area level), further land division or the creation of additional dwelling sites, will not occur, except where it involves the redevelopment of existing multi-unit sites. In other locations, where land division or the creation of additional dwelling sites is proposed, such sites will generally reflect the surrounding land division patterns. Sites that have existing multi-unit development may be redeveloped to densities higher than those prescribed in the relevant Policy Area, provided that the impacts of such development does not unreasonably affect nearby residential amenity. In such cases, the density will not exceed the density of the existing development on the subject land.

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

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development, or combinations thereof, are envisaged in the zone:

- (a) affordable housing

- (b) dependent accommodation
- (c) domestic outbuilding in association with a dwelling
- (d) domestic structure
- (e) dwelling
- (f) small-scale shop, office, consulting room only where:
 - (i) there is a lawful historic basis for such a use; or
 - (ii) it involves the re-use of an existing dwelling with a frontage to an arterial road;
or
 - (iii) on an arterial road, it is located on the ground floor of a building that also contains a residential use; or
 - (iv) it is ancillary to the function or operation of an aged care/retirement facility;
- (g) small scale child care facility located along an arterial road or main road that serves the local community; and
- (h) supported accommodation and housing for seniors.

2 Non-residential development such as shops, offices and consulting rooms should be of a nature and scale that:

- (a) serves the local community;
- (b) is consistent with the desired character of the locality; and
- (c) does not detrimentally impact on the amenity of nearby residents.

3 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

4 Development listed as non-complying is generally inappropriate.

Form and Character

5 Development should not be undertaken unless it is consistent with the desired character for the zone.

6 Unless otherwise stated in the relevant Policy Area, or in localities where the streetscape character has already been influenced to a large degree by two-storey development, development should be designed to achieve a mostly single-storey streetscape appearance, consistent with any of the following:

- (a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling, (refer to Figure 15 below); or

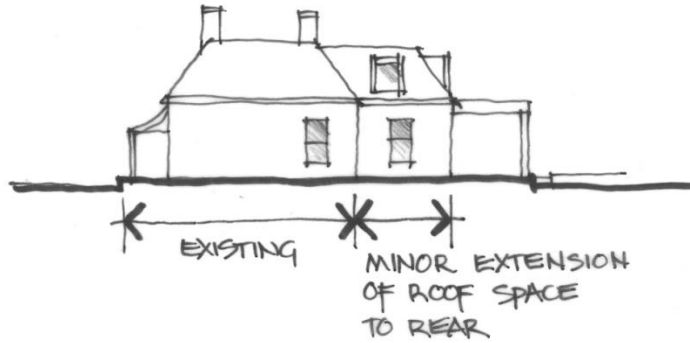


Figure 15

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

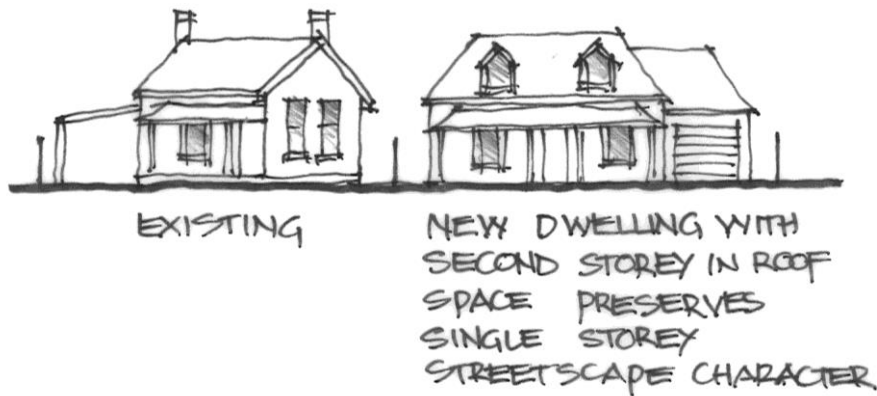


Figure 16

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

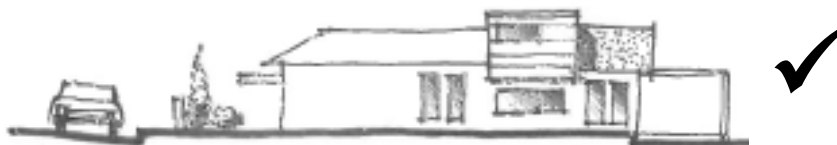
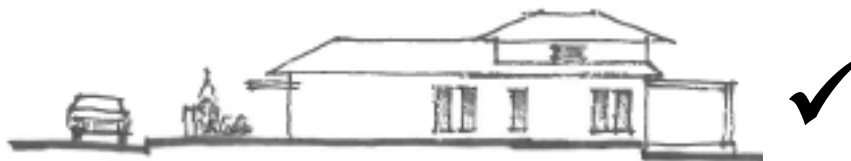




Figure 17

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

Design and Appearance

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

Landscaping

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

Advertisements

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

PROCEDURAL MATTERS

Complying Development

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

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

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

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

Non-complying Development

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

Advertisement and /or advertising hoarding that:

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

Amusement Machine Centre

Car Wash

Consulting Room, except:

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

Crematorium

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

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Office, except:

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

Petrol Filling Station

Public Service Depot

Restaurant

Road Transport Terminal

Service Trade Premises

Shop or group of shops, except:

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

Store

Warehouse

Waste Reception, Storage, Treatment or Disposal

Wrecking Yard

Public Notification

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

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

Category 1 Development

Fence, or a combination of a fence and retaining wall, up to 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)

Solar collectors (such as solar hot water systems and photovoltaic cells)

Water tank

Category 2 Development

Fence, or a combination of a fence and retaining wall, exceeding 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)

Satellite Dish, exceeding 1.2 metres in diameter

Tennis Court Fencing, comprising of chain wire mesh or similar, exceeding 2.1 metres in height and up to 3.7 metres in height (measured from the lower of the two adjoining finished ground levels)

Tennis Court Lights

Evandale/Maylands/Stepney Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

Development will mostly comprise minor domestic structures, alterations and additions to existing dwellings and, where an existing dwelling is demolished, a single replacement dwelling.

Due to the intact concentrations of pre-1940s dwellings found in some parts of the Policy Area, other than on existing multi-unit sites, further land division creating additional dwelling sites, will not occur in the following locations:

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Maylands	500 minimum	12*
- Evandale, Payneham	450 minimum	11*
- Stepney	400 minimum	10*
<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>		

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

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

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

Land Division

- 4 The division of land should not create a hammerhead, battleaxe or similar configuration allotment in Stepney.
- 5 Other than on existing multi-unit sites, land division creating additional dwelling sites should not occur:
 - in Evandale along Morris, Elizabeth and Wellesley Streets; and
 - in Maylands, along Phillis and Frederick Streets.

Hackney Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

The Policy Area comprises small areas of Hackney located along the southern side of Richmond Street and between Hackney Road and St Peters College. Existing development in this Policy Area comprises a mix of compact and large allotments with a number of Local Heritage Places, pre-1940s dwellings and multi-unit sites.

The only infill development opportunities within this Policy Area will be the possible redevelopment of the former Sanitarium site located at 71-77 Hackney Road, Hackney, existing multi-unit sites and on sites fronting Hackney Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling	400 minimum	12* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling	400 minimum	9* <i>*12.5 where a double garage/carport fronting the</i>

primary street is proposed

Group Dwelling	No minimum	18 (total development site frontage)
Row dwelling	No minimum	18 (total development site frontage)
Residential Flat Building	No minimum	18 (total development site frontage)

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

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

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

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

- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level)	1.9 metres plus one-third of the increase in vertical wall height above 3 metres
Minimum setback from rear boundary for dwellings fronting a public road	4 metres (single storey) 6 metres (upper storey)
Maximum site coverage (inclusive of ancillary structures)	70 percent

Land Division

- 5 Other than on existing multi-unit sites and on sites fronting Hackney Road (including the former Sanitarium site), land division creating additional dwelling sites should not occur in Hackney.

Heathpool/ Marryatville Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

Due to the relatively intact concentrations of pre-1940s dwellings in Heathpool and the desire to maintain the spacious siting characteristics of the existing built form, other than on existing multi-unit sites, further land division creating additional dwelling sites, or allotments, will not occur along Heathpool Road and Northumberland Street and along the portions of Rothbury Avenue and Stannington Avenue located west of Hanson Avenue.

Outside of these locations, a limited amount of infill development, comprising detached and semi-detached dwellings and some group dwellings, may occur, provided that such development complements the existing streetscape character and is designed to maintain relatively spacious siting characteristics.

In Marryatville, infill opportunities west of Clapton Road, will be limited to sites with an area of 1000 square metres or more, in which case, a range of dwelling types is anticipated. East of Clapton Road, the locality is characterised by a significant level of unit development and dwellings on a range of allotments sizes. As such, there will be greater opportunity for infill development within this locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

- 2 A dwelling should have a minimum site area and a frontage to a public road of not less than shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Heathpool	400 minimum	10*
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	10*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling		
- Heathpool	400 minimum	9*
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	9*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Detached Dwelling (hammerhead allotment)		
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	4 (driveway handle width) 14 (total development site frontage)
Group Dwelling		
- Heathpool	400 average (exclusive of common areas)	18 (total development site frontage)
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	18 (total development site frontage)
Residential Flat Building		
- Marryatville (east of Clapton Road) (west of Clapton Road only sites > 1000m ²)	No minimum	18 (total development site frontage)

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

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

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1 bedroom	50
2 bedrooms	70
3+ bedrooms	100

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

Parameter	Value
Maximum building height above natural ground level	2 storeys (provided that it maintains a mostly single-storey appearance along the primary street frontage)
Minimum setback from one side boundary	
<ul style="list-style-type: none"> - for walls with a vertical height of up to 3 metres measured from natural ground level) <ul style="list-style-type: none"> - Heathpool - Marryatville 	<p>1.5 metres*</p> <p>1 metre*</p> <p><i>* Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall</i></p>
<ul style="list-style-type: none"> - for walls with a vertical height exceeding 3 metres measured from natural ground level <ul style="list-style-type: none"> - Heathpool - Marryatville 	<p>1.5 metres plus one-third of the increase in vertical wall height above 3 metres</p> <p>1 metre plus one-third of the increase in vertical wall height above 3 metres</p>
<ul style="list-style-type: none"> - for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level) 	<p>1.9 metres plus one-third of the increase in vertical wall height above 3 metres</p>
Minimum setback from rear boundary	
<ul style="list-style-type: none"> - Heathpool - Marryatville 	<p>5 metres (single storey) 7 metres (upper storey)</p> <p>4 metres (single storey) 6 metres (upper storey)</p>
Maximum site coverage (inclusive of ancillary structures)	
<ul style="list-style-type: none"> - Heathpool - Marryatville (west of Clapton Road) 	<p>50 percent</p> <p>60 percent</p>

- Marryatville (east of Clapton Road) 70 percent
-

Land Division

- 5** Other than on existing multi-unit sites, land division creating additional dwelling sites should not occur on sites fronting Heathpool Road and Northumberland Street and the portions of Rothbury Avenue and Stannington Avenue, west of Hanson Avenue.
- 6** Land division that results in a hammerhead, battleaxe or similar configuration allotment should not occur in Heathpool.
- 7** Within Marryatville, west of Clapton Road, additional allotments or dwelling sites should only be created on sites greater than 1000 square metres in area.

St Peters/Joslin/Royston Park Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

Development within this Policy Area will mostly comprise minor domestic structures, alterations and additions to existing dwellings and, where an existing dwelling is demolished, a single replacement dwelling.

Due to the intact concentrations of pre-1940s dwellings in some parts of the Policy Area, other than on existing multi-unit sites, further land division creating additional dwelling sites or allotments will not occur in the following locations:

- in St Peters, on sites fronting Ninth Avenue and sites located on the north-western side of Seventh Avenue (between Stephen Terrace and Harrow Road); and
- in Joslin, on sites fronting Seventh Avenue.

Outside of these locations, a limited amount of infill development, comprising detached and semi-detached dwellings, may occur, provided that such development complements the existing streetscape character and is consistent with the relevant land division parameters and the predominant land division pattern in the locality.

Within St Peters, semi-detached dwellings may only be developed in locations where vehicle access and garaging can be established entirely from adjacent rear laneways.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

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

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

Parameter	Value
Maximum building height above natural ground level	2 storeys (provided it maintains a mostly single-storey appearance along the primary street frontage)

Minimum setback from one side boundary:

- for walls with a vertical height of up to 3 metres measured from natural ground level

- St Peters, College Park, Joslin 1.5 metres*
- Royston Park 1 metre*

** Single storey boundary development may occur on one side boundary for a garage, carport, small addition (such as an ensuite or walk-in robe addition) or in the case of semi-detached dwellings, for a party wall*

- for walls with a vertical height exceeding 3 metres measured from natural ground level

- St Peters, College Park, Joslin 1.5 metres plus one-third of the increase in vertical wall height above 3 metres
- Royston Park 1 metre plus one-third of the increase in vertical wall height above 3 metres

- for upper level walls located on the southern side of a site, with a vertical height exceeding 3 metres measured from natural ground level 1.9 metres plus one-third of the increase in vertical wall height above 3 metres

Minimum setback from rear boundary	4 metres (single storey) 6 metres (upper storey)
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Maximum site coverage (inclusive of ancillary structures)	50 percent
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Land Division

- 5 The division of land should not create a hammerhead, battleaxe or similar configuration allotment.
- 6 Except on existing multi-unit sites, land division creating additional dwelling sites or allotments should not occur along Ninth Avenue and Seventh Avenue, St Peters (between Stephens Terrace and Harrow Road) and along Seventh Avenue, Joslin.

Trinity Gardens/St Morris Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

Development within this Policy Area will mostly comprise minor domestic structures, alterations and additions to existing dwellings and, where an existing dwelling is demolished, a single replacement dwelling.

Due to the intact subdivision patterns and concentrations of pre-1940s dwellings in some parts of the Policy Area, other than on existing multi-unit sites, further land division creating additional dwelling sites, will not occur in the following locations:

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- Trinity Gardens	500 minimum	11*
- St Morris, east of Thomas Avenue	400 minimum	11*
- St Morris, west of Thomas Avenue	450 minimum	11*
<i>* 12.5 where a double garage/carport fronting the primary street is proposed</i>		
Semi-detached Dwelling		
- Trinity Gardens	500 minimum	10*
- St Morris, east of Thomas Avenue	400 minimum	9*

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- St Morris, west of Thomas Avenue	450 minimum	9* <i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Detached Dwelling (hammerhead allotment)		
- St Morris	400 minimum (exclusive of the driveway handle)	4 (driveway handle width) 15 (total development site frontage)
Group Dwelling		
- St Morris	400 average (exclusive of common areas)	18 (total development site frontage)

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

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

Land Division

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

- 5 Except on existing multi-unit sites, land division creating additional dwelling sites should not occur:
- in Trinity Gardens, along Canterbury, Hereford and Lechfield Avenues and the portion of Albermarle Avenue between Canterbury and Hereford Avenues; and
 - in St Morris, along Breaker Street (south of Fifth Avenue), Seventh Avenue, Green Street and Thomas Avenue.

Arterial Road Policy Area

Introduction

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

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

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

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

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

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

RESIDENTIAL CHARACTER (NORWOOD) ZONE

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

OBJECTIVES

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

DESIRED CHARACTER STATEMENT

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




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

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

The zone will continue to support a mix of old and new development and provide opportunities for a range of housing types and allotment sizes. As such, in localities where there are relatively intact pockets of housing pre-dating 1940, opportunities for land division will be limited. These localities are identified (by site) on Concept Plan Fig RC(N)/1 and additional development guidelines will apply to new development in these areas. Although demolition control of pre-1940s dwellings is not legislated (where they are not identified as State or Local Heritage Places), it is intended that the land division control will support the desire to retain such buildings, or where demolition occurs, ensure that replacement development retains the same density and is sympathetic to the pre-1940s built form character.

Where demolition occurs on sites within the identified localities on Concept Plan Fig RC(N)/1, replacement development will not increase the density of the site. An exception will apply where existing multi-unit sites occur within these localities. In such cases, existing multi-unit sites can be redeveloped to maintain the existing densities, subject to an appropriate built form transition being provided to adjacent lower scale residential land and subject to ensuring that such development does not unreasonably impact on the amenity of occupiers of nearby residential land.



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

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

Version A 8/9/14

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

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

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- (a) affordable housing
- (b) small-scale consulting room or office only where:

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

Form and Character

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

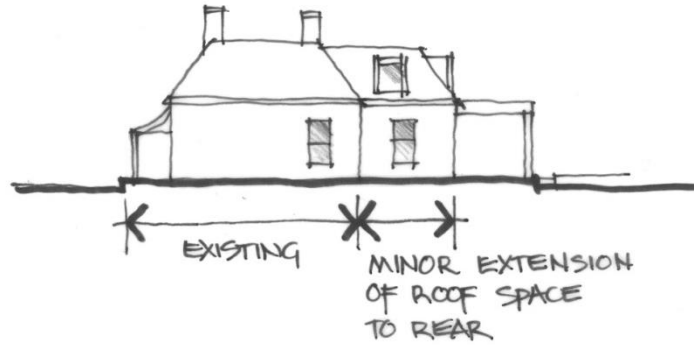


Figure 15

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

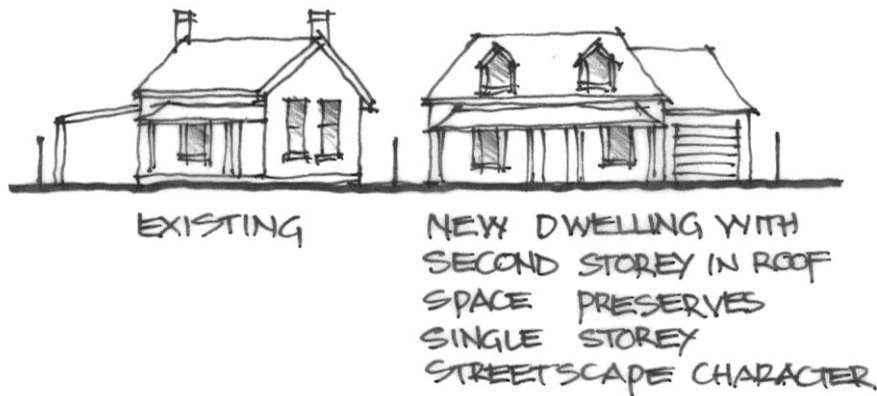


Figure 16

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





Figure 17

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

Dwelling Type	Site Area (square metres)	Minimum Site Frontage (metres)
Detached Dwelling		
- North of The Parade and east of Osmond Terrace, excluding sites fronting Portrush Road	300 minimum	9*
- In all other localities	250 minimum	9*
		<i>*12.5 where a double garage/carport fronting the primary street is proposed</i>
Semi-detached Dwelling		

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

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

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

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

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

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

Design and Appearance

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

Land Division

- 20 Land division creating additional allotments or dwelling sites should not occur on sites identified on Concept Plan Fig RC(N)/1, unless:
 - (a) it involves the redevelopment of sites containing existing multi-unit development; or
 - (b) it involves the conversion of an existing dwelling into two or more dwellings (with no substantial change to the building form).

Advertisements

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

PROCEDURAL MATTERS

Complying Development

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

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

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

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

Non-complying Development

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

Advertisement and /or advertising hoarding that:

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

Amusement Machine Centre

Car Wash

Consulting Room, Office, except:

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

Crematorium

Educational Establishment, except:

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

Entertainment Venue

Farming

Fuel Depot

Horse Keeping

Horticulture

Hospital

Hotel

Indoor Recreation Centre

Industry

Intensive Animal Keeping

Motel

Motor Repair Station

Petrol Filling Station

Public Service Depot

Restaurant

Road Transport Terminal

Service Trade Premises

Shop or group of shops, except:

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

Store

Warehouse

Waste Reception, Storage, Treatment or Disposal

Wrecking Yard

Public Notification

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

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

Category 1 Development

Fence, or a combination of a fence and retaining wall, up to 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)

Solar collectors (such as solar hot water systems and photovoltaic cells)

Water tank

Category 2 Development

Fence, or a combination of a fence and retaining wall, exceeding 2.4 metres in height (measured from the lower of the two adjoining finished ground levels)

Satellite Dish, exceeding 1.2 metres in diameter

Tennis Court Fencing, comprising of chain wire mesh or similar, exceeding 2.1 metres in height and up to 3.7 metres in height (measured from the lower of the two adjoining finished ground levels)

Tennis Court Lights

Attachment C

BUSINESS ZONE

Introduction

The objectives and principles of development control that follow apply to the Business Zone shown on Maps NPSP/9, 10, 21 and 22. Further principles of development control also apply to policy areas that are relevant to the zone. The combined provisions for the zone and its related policy areas are additional to the City Wide provisions expressed for the whole of the council area.

The Business Zone contains the following policy areas, shown on Maps NPSP/15 and 16.

Beulah Road
Kensington
Magill Road East
Magill Road West
West Norwood

OBJECTIVES

- Objective 1:** Development providing a range of business and related activities, including offices, consulting rooms and retail showrooms.
- Objective 2:** Development providing warehouses, light and service industry and service trade premises in locations specified hereunder.
- Objective 3:** Residential development located above compatible ground level non-residential development in identified locations along arterial road frontages, with some opportunity for wholly residential development in identified locations.

DESIRED CHARACTER

The Business Zone accommodates a range of existing business activities in premises of variable nature and quality, with opportunity for the development and consolidation of offices and consulting rooms with some retail showrooms as well as for the upgrading, expansion and consolidation of business activities. Progressive improvements should be made to the environmental and servicing aspects of business, and development in the zone should progressively upgrade existing business areas and main road frontages.

Opportunities for residential development located above compatible non-residential land uses will be provided where identified in the West Norwood and Magill Road West Policy Areas along arterial road locations. In addition, wholly residential development located behind the arterial road frontage is appropriate within the Magill Road West Policy Area.

West Norwood Policy Area

The West Norwood Policy Area comprises localities along the arterial road frontages of The Parade, Fullarton Road and Kensington Road in West Norwood should be consolidated as an area for high quality offices and consulting rooms. The establishment of residential dwellings above ground level non-residential land uses will be considered within this Policy Area.

Building heights should not exceed two (2) storeys, except mixed-use buildings incorporating residential development, located on sites fronting arterial roads, which should not exceed three (3) storeys.

Development should achieve a high standard of landscaping featuring planting of large trees which will reinforce the leafy, avenue character of Fullarton Road and The Parade.

Vehicular movement is dominated by Fullarton Road, The Parade and Kensington Road, which should provide the primary points of access for delivery, service and visitors' vehicles, in preference to access via the adjoining residential area.

Beulah Road Policy Area

Beulah Road Policy Area relates to established business development at the western end of Beulah Road and extends to encompass land on the eastern side of Sydenham Road. Development should achieve further consolidation of the existing office and warehouse functions with associated showrooms.

Vehicular movement is dominated by Beulah and Sydenham Roads which should provide the primary point of access for delivery, service and visitor vehicles, in preference to access via adjoining residential areas.

Magill Road West Policy Area

The Magill Road West Policy Area comprises an area of land located on the southern side of Magill Road and is dominated by the Caroma Industries site.

The area is generally an appropriate location for offices and warehouses. Additional industry or light industry should only be introduced in the context of reasonable on-site expansion of Caroma Industries, and having regard to the protection of the amenity of the residential development to the south of the site. Along the Magill Road frontage, the establishment of residential dwellings above ground level non-residential land uses will be considered within this Policy Area. Behind the Magill Road frontage, wholly residential buildings are appropriate.

Building heights should not exceed two (2) storeys, except mixed-use buildings incorporating residential development, located on sites fronting Magill Road, which should not exceed three (3) storeys.

The former Oriental Hotel building is an important landmark heritage building within the policy area. Development adjacent to, or on the site of the hotel should maintain its existing townscape prominence in terms of siting, form and bulk. Any new building on the eastern corner of Magill Road and Osmond Terrace should also be one of townscape prominence appropriate to this major corner.

Vehicular movement is dominated by Magill Road. The creation of new access points close to the Magill Road/Osmond Terrace intersection should be avoided.

Magill Road East Policy Area

Development should consolidate the Magill Road East Policy Area with offices, consulting rooms, retail showrooms and other business activities. The area should form a buffer between the adjoining residential areas and the arterial road. Development should not introduce new light industrial uses. Existing service industries may be consolidated providing there is no adverse impact on the amenity of the adjoining residential areas.

Vehicular movement is dominated by Magill Road which should provide primary access to sites.

Kensington Policy Area

Kensington Policy Area occupies a key location at the corner of The Parade and Portrush Road. Development should comprise high quality offices, consulting rooms and retail showrooms.

The corner of The Parade and Portrush Road is a visually prominent site within the city and any new building should be of massing and configuration which visually reinforces the corner, whilst respecting the scale of buildings in the adjacent Historic (Conservation) Zones and maintaining the prominence of the State Heritage listed buildings on the south-western, north-eastern and north-western corners of the intersection of Portrush Road and The Parade.

The Parade and Bowen Street should provide the primary points of access for delivery, service and visitors' vehicles. The creation of new vehicle access points onto either Portrush Road or the portion of The Parade close to the Portrush Road intersection should be avoided.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1** Development in the Business Zone should primarily be for offices, consulting rooms, retail showrooms and in identified locations, residential development above ground floor non-residential land uses.
- 2** Development should be designed, sited and constructed to:
 - (a) limit to a reasonable level, noise and air pollution beyond its site; and
 - (b) without limiting the general application of (a) above, conform with the requirements of all the relevant Environment Protection Policies of the Environment Protection Authority.
- 3** Development within the Business Zone should not include land uses which by their operation will adversely affect the amenity of the adjacent residential zones.
- 4** Development adjacent to the Kensington 1 and Kensington 2 Policy Areas of the Residential Historic (Conservation) Zone should be compatible in design and scale with the character sought for that Zone and those Policy Areas.
- 5** Car parking and service areas should be located at the rear of buildings or in the form of basements or part-basements except in the West Norwood Policy Area east of Charles Street, Beulah Road Policy Area and Magill Road East Policy Area, where car parking and service areas in basements, part-basements or at-grade beneath occupied areas of buildings should not be included in development.
- 6** Where development includes basement, part-basement or at-grade beneath-building car parking, it should not interrupt the continuity of the streetscape in both the horizontal and vertical planes and should be visually screened from the street.
- 7** Development in the Business Zone should not exceed two storeys in height above mean natural ground level, except where identified in the West Norwood Policy Area and the Magill Road West Policy Area, where development incorporating a residential component above ground level non-residential land use/s, should not exceed three (3) storeys above natural ground level.
- 8** For office and/or consulting room development, the gross leasable area should not exceed 250 square metres per individual building, except in the West Norwood Policy Area where the gross leasable area should not exceed 500 square metres per individual building.
- 9** Development should incorporate architectural features and variations in set-back on street frontages so as to break-up facades and enhance the streetscape. Long, continuous facades of greater than 20 metres should not be developed.
- 10** Advertisements should complement the quality of buildings sought for the various policy areas of the Business Zone, be uncluttered and clearly identify the related buildings, in a restrained manner, avoiding garish or ostentatious display. The following kinds of advertisements are appropriate:
 - (a) ground level: free-standing signs;
 - (b) below canopy level: flush wall signs, business plates, painted wall signs and horizontal projecting signs;
 - (c) canopy level: flush signs on canopy fascia or building facade; and
 - (d) above canopy level: flush wall signs within parapet height.

All other advertisements, including those at canopy level and roof level, are inappropriate.

Complying Development

- 11 The following kinds of development are **complying** in the Business Zone:
Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building

Non-complying Development

- 12 The following kinds of development are **non-complying** in the Business Zone:

The change in the use of land to, or the erection, construction, conversion, alteration of or addition to a building for the purposes of, the following:

Advertisements which are:

- (a) roof-mounted advertisements;
- (b) parapet-mounted advertisements which protrude above the top of the parapet; and
- (c) free-standing advertisements, any part of which, including the supporting structure, is greater than six metres in height above adjacent footpath level or ground level, whichever is the lower

Amusement Machine Centre

Builder's Yard

Consulting Room with gross leasable area greater than 500 square metres in the West Norwood Policy Area

Consulting Room with gross leasable area greater than 250 square metres, except in the West Norwood Policy Area

Crash Repair Workshop

Electricity Sub-station

General Industry

Hospital

Indoor Recreation Centre

Junk Yard

Major Public Service Depot

Motor Repair Station

Office with gross leasable area greater than 250 square metres, except in the West Norwood Policy Area

Office with gross leasable area greater than 500 square metres in the West Norwood Policy Area

Petrol Filling Station

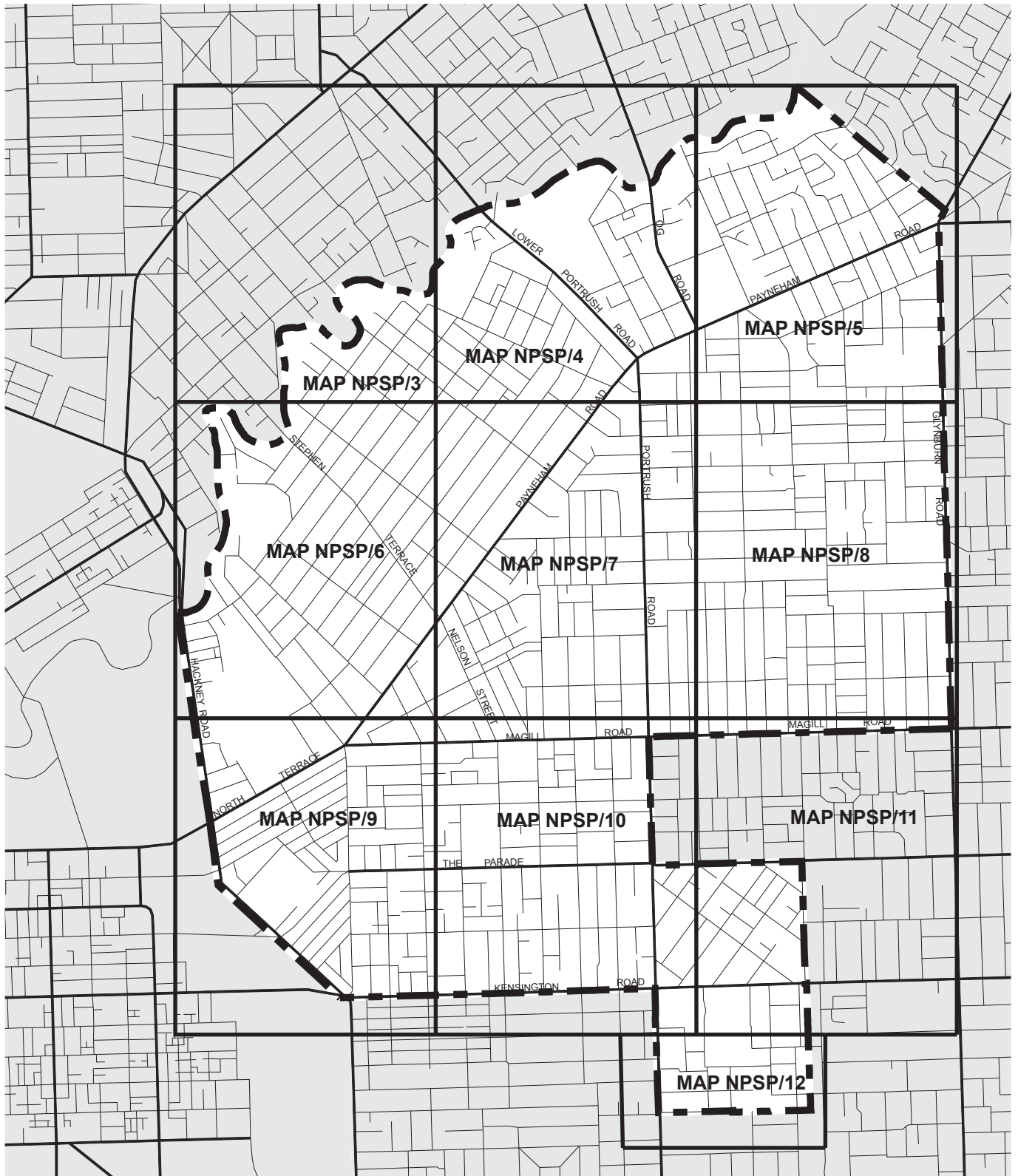
Road Transport Terminal

Shop or group of shops with a gross leasable area greater than 250 square metres

Special Industry

Timber Yard

Attachment D



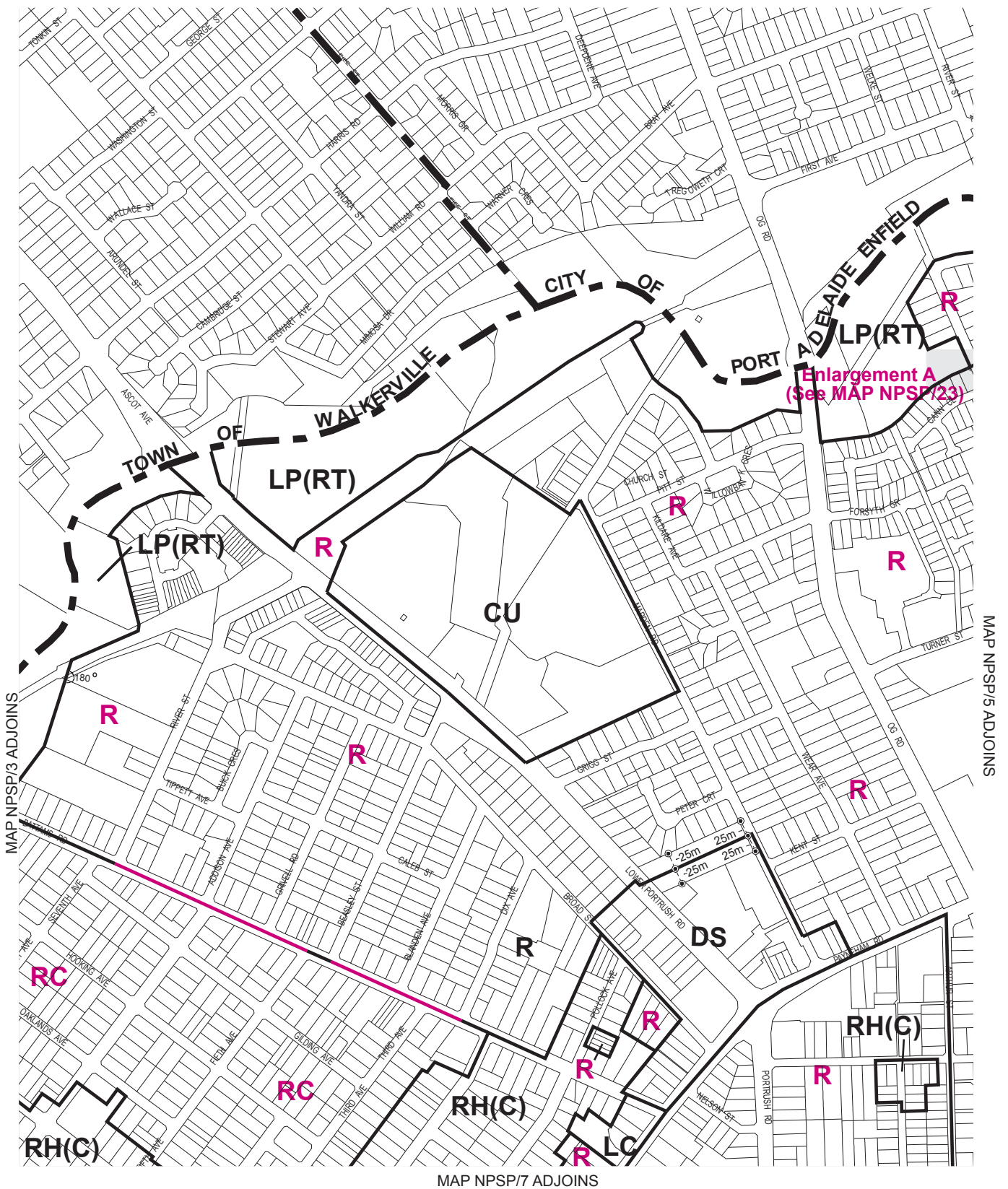
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps NPSP/3 to NPSP/25 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line 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

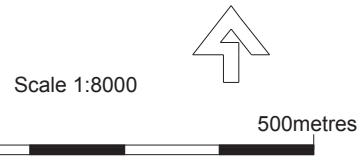
— — — — — Development Plan Boundary



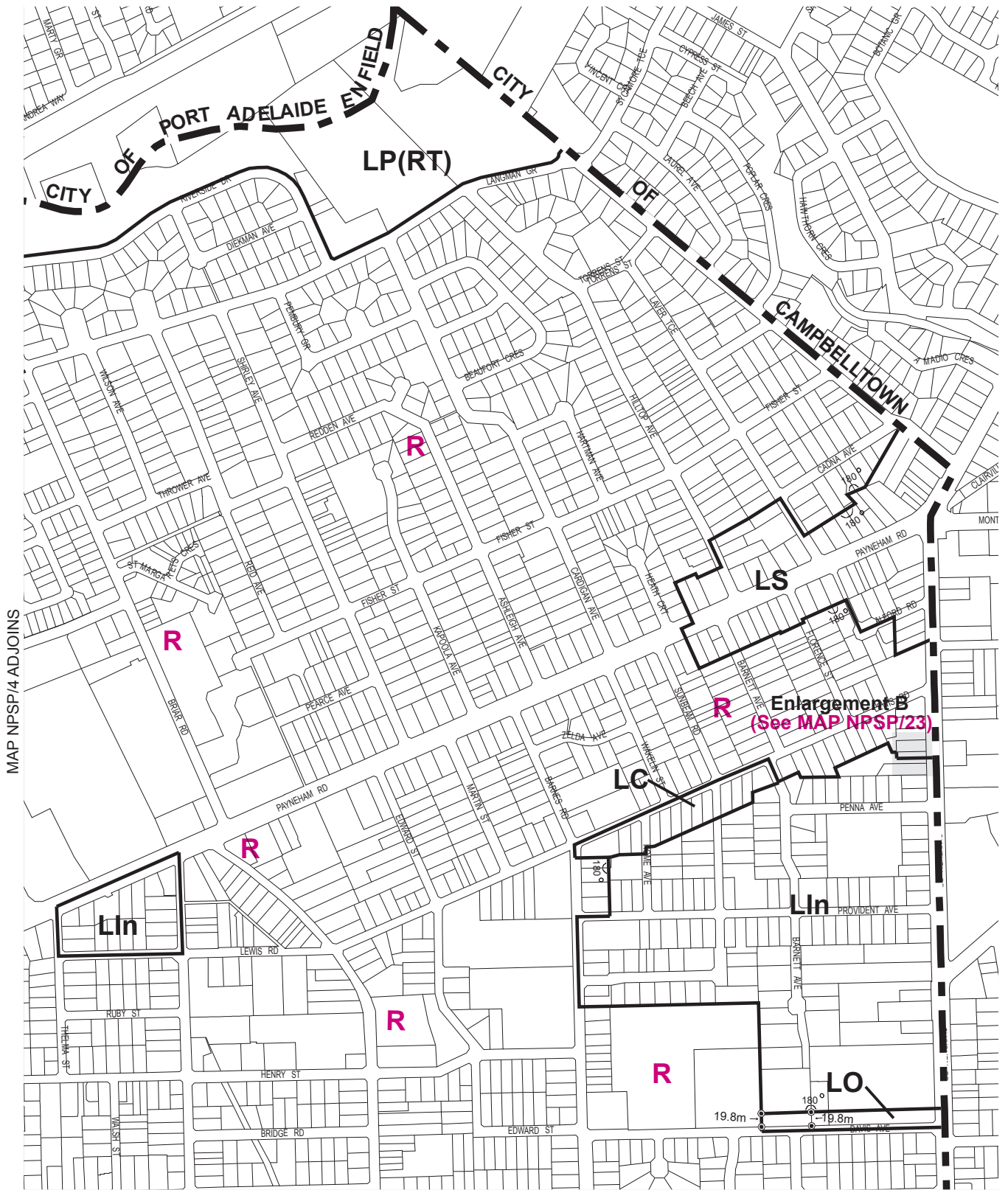
NOTE : For Policy Areas See MAP NPSP/20

CU	Community Uses
DS	District Shopping
LC	Local Commercial
LP(RT)	Linear Park (River Torrens)
R	Residential
RC	Residential Character
RH(C)	Residential Historic (Conservation)

	Zone Boundary
	Development Plan Boundary



NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/4



MAP NPSP/4 ADJOINS

MAP NPSP/8 ADJOINS

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

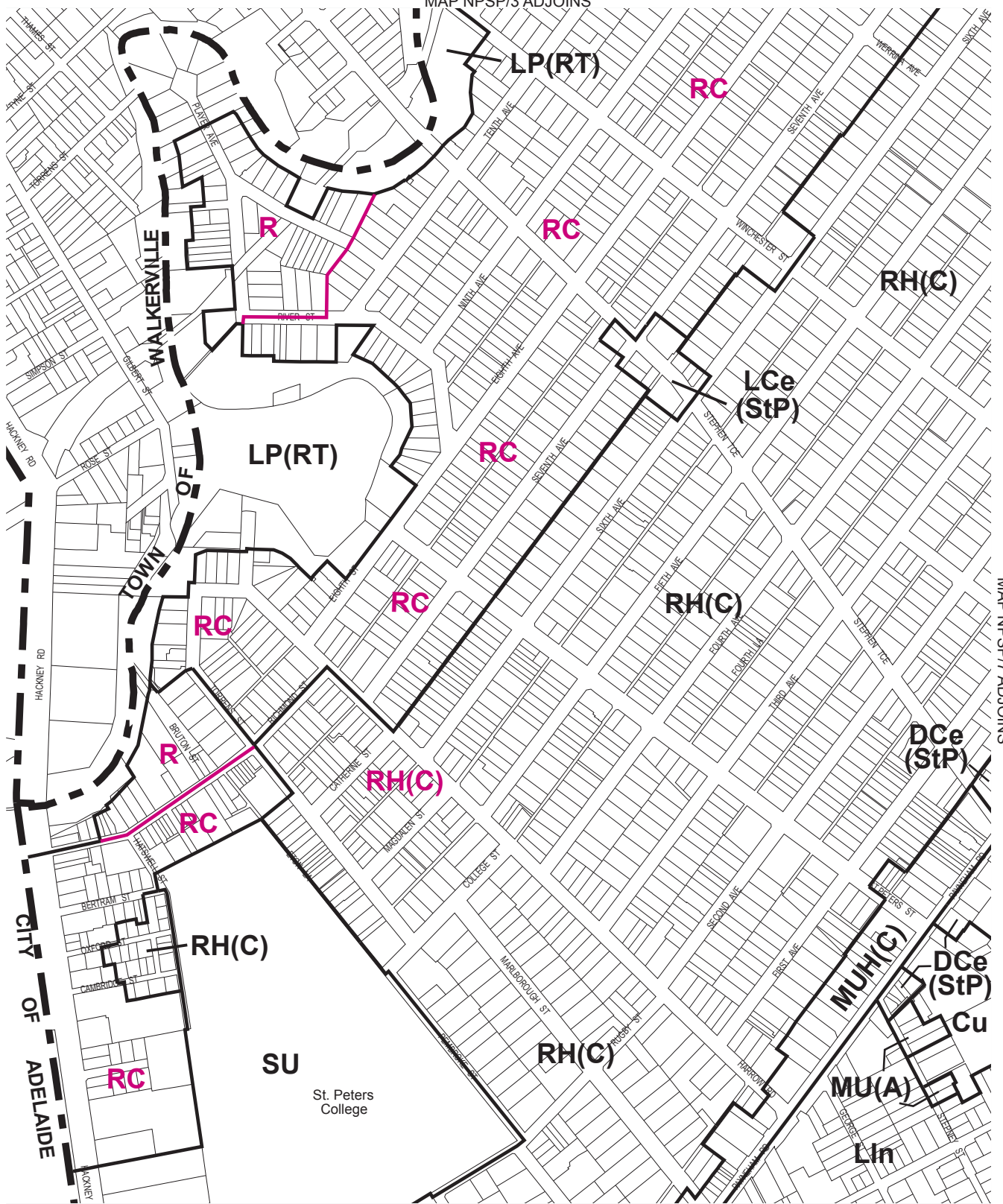
- Zone Boundary
- Development Plan Boundary

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/5

Version A 10/1/14



NOTE : For Policy Areas See MAP NPSP/13

- Cu** Community
- DCe(StP)** District Centre (St Peters)
- LCe(StP)** Local Centre (St Peters)
- LIn** Light Industry
- LP(RT)** Linear Park (River Torrens)
- MU(A)** Mixed Use (A)
- MUH(C)** Mixed Use Historic (Conservation)
- R** Residential
- RC** Residential Character
- RH(C)** Residential Historic (Conservation)
- SU** Special Uses

- Zone Boundary
- Development Plan Boundary

Scale 1:8000

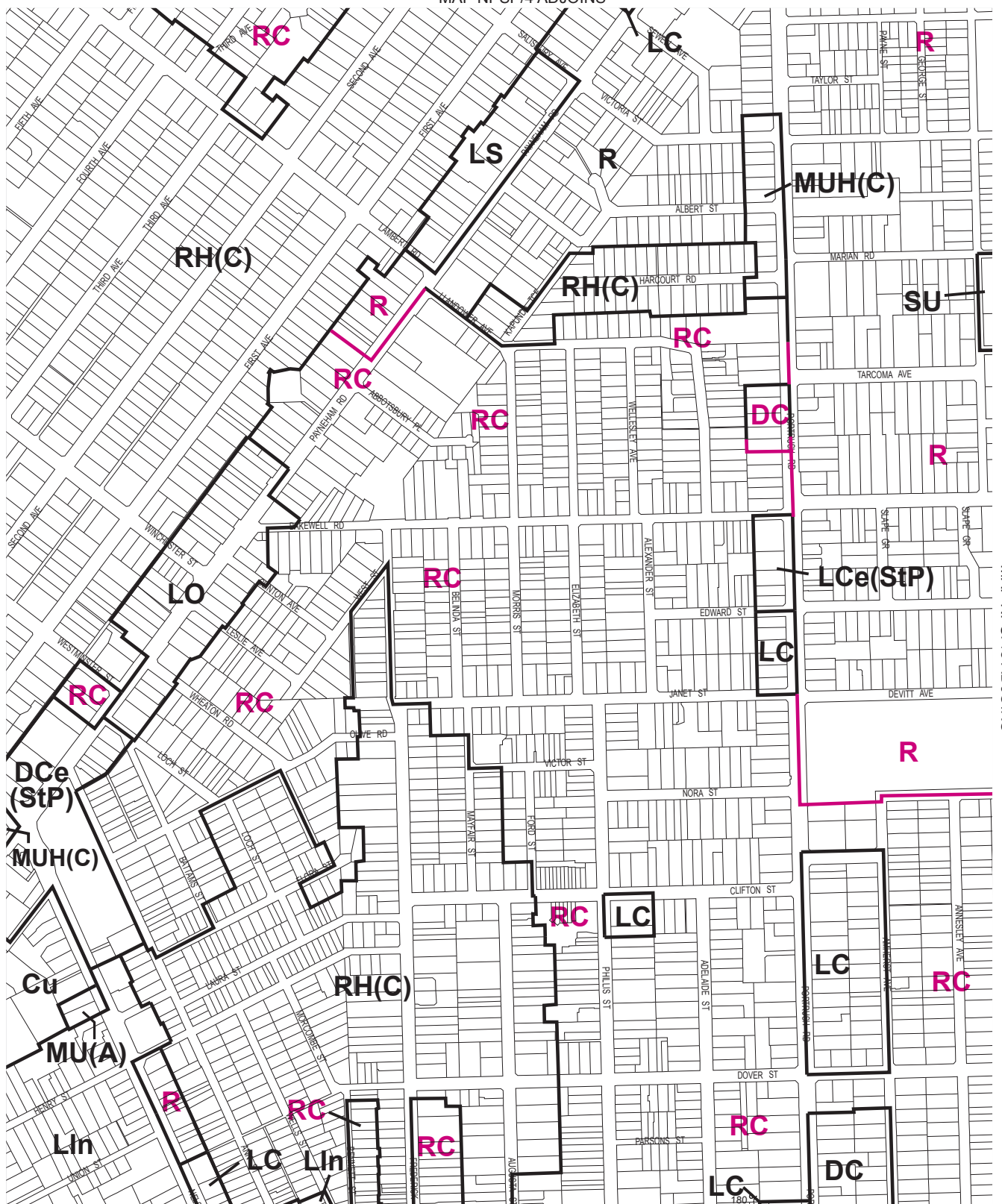


NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/6

MAP NPSP/4 ADJOINS

MAP NPSP/6 ADJOINS

MAP NPSP/8 ADJOINS



MAP NPSP/10 ADJOINS

NOTE : For Policy Areas See MAP NPSP/14

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

— Zone Boundary

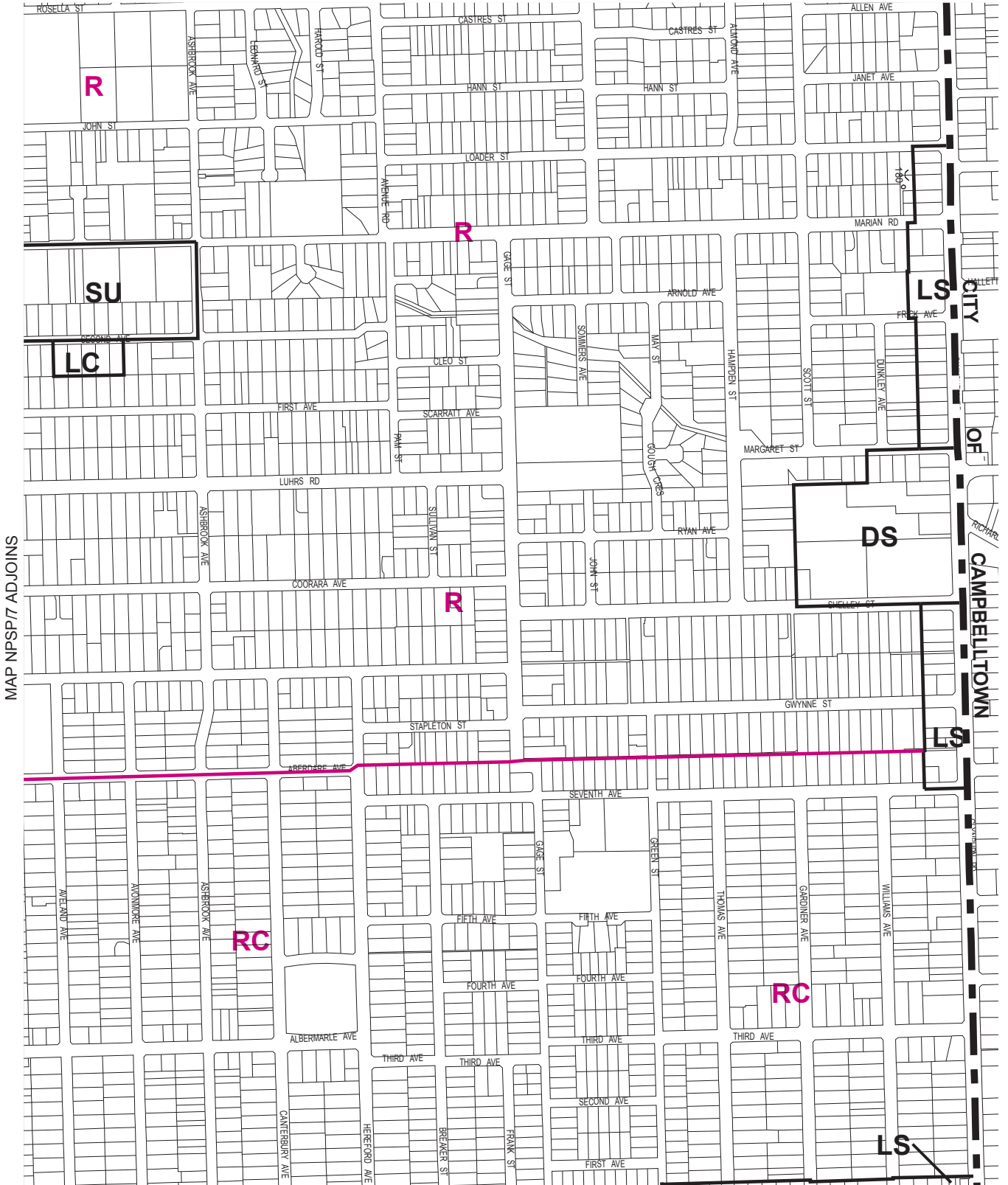
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NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/7

Version A 25/7/14

MAP NPSP/5 ADJOINS



MAP NPSP/7 ADJOINS

MAP NPSP/11 ADJOINS

NOTE : For Policy Areas See MAP NPSP/22

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



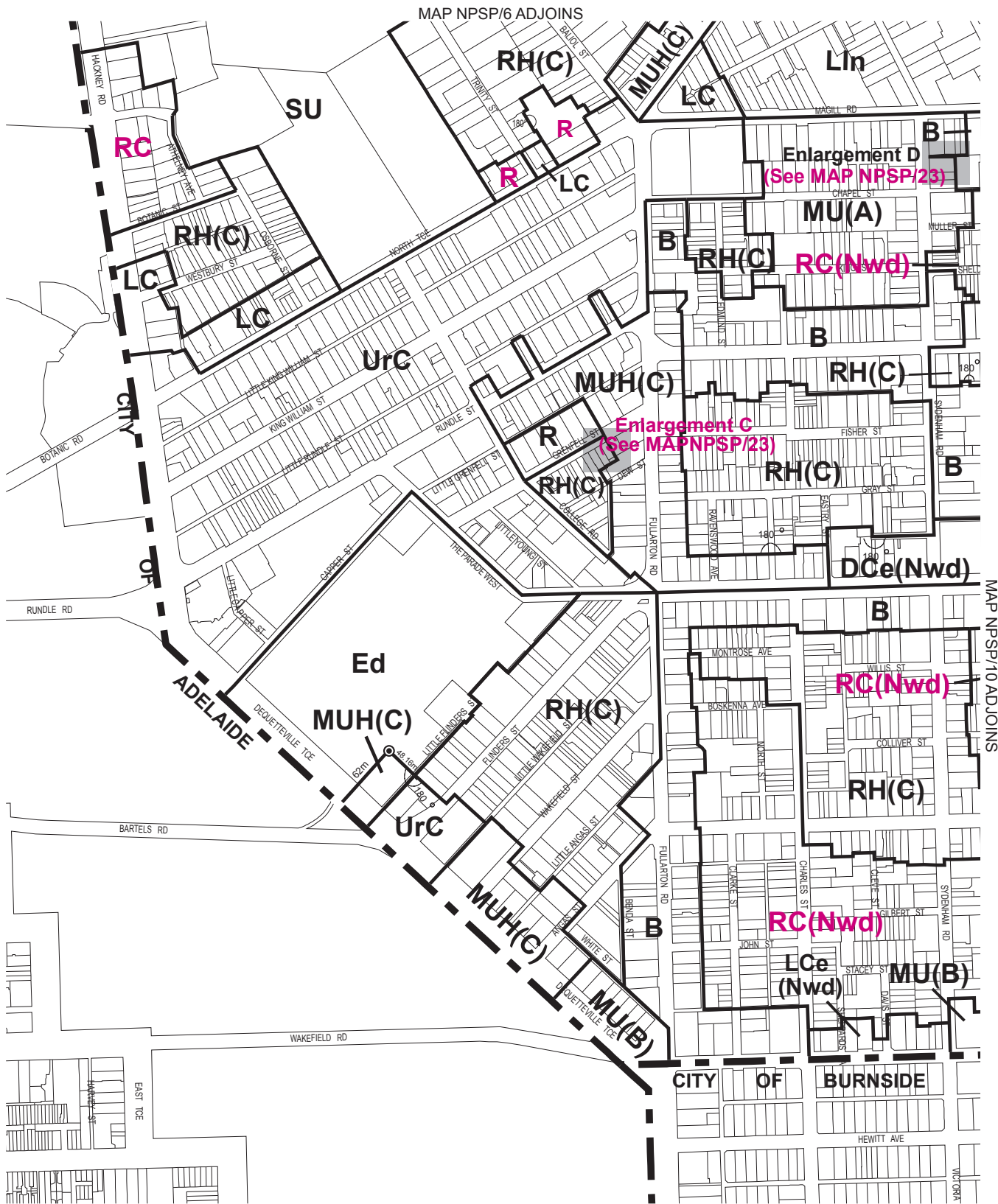
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**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
ZONES
MAP NPSP/8**

Version A 10/1/14

- Zone Boundary
- Development Plan Boundary



NOTE : For Policy Areas See MAP NPSP/15

- | | | | |
|-----------------|-----------------------------------|----------------|-------------------------------------|
| B | Business | RC | Residential Character |
| DCE(Nwd) | District Centre (Norwood) | RC(Nwd) | Residential Character (Norwood) |
| Ed | Educational | RH(C) | Residential Historic (Conservation) |
| LC | Local Commercial | SU | Special Uses |
| LCE(Nwd) | Local Centre (Norwood) | UrC | Urban Corridor |
| LIn | Light Industry | | |
| MU(A) | Mixed Use A | | |
| MU(B) | Mixed Use B | | |
| MUH(C) | Mixed Use Historic (Conservation) | | |
| R | Residential | | |

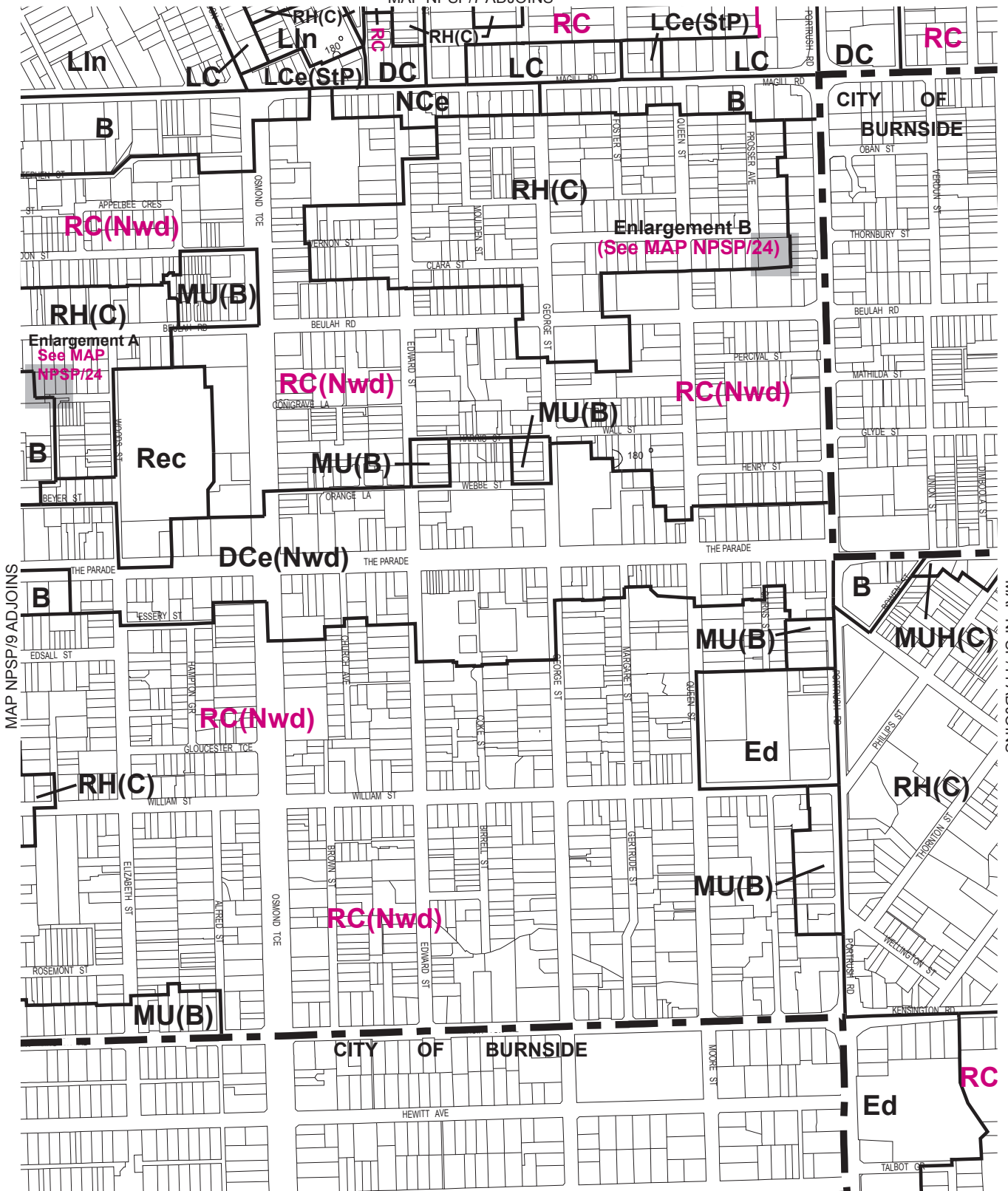
- | | |
|--|---------------------------|
| | Zone Boundary |
| | Development Plan Boundary |

- | | |
|----------------|-------------------------------------|
| RC | Residential Character |
| RC(Nwd) | Residential Character (Norwood) |
| RH(C) | Residential Historic (Conservation) |
| SU | Special Uses |
| UrC | Urban Corridor |

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/9



NOTE : For Policy Areas See MAP NPSP/16

- | | | | |
|-----------------|-----------------------------------|--------------|-------------------------------------|
| B | Business | RH(C) | Residential Historic (Conservation) |
| 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 | | |
| RC(Nwd) | Residential Character (Norwood) | | |

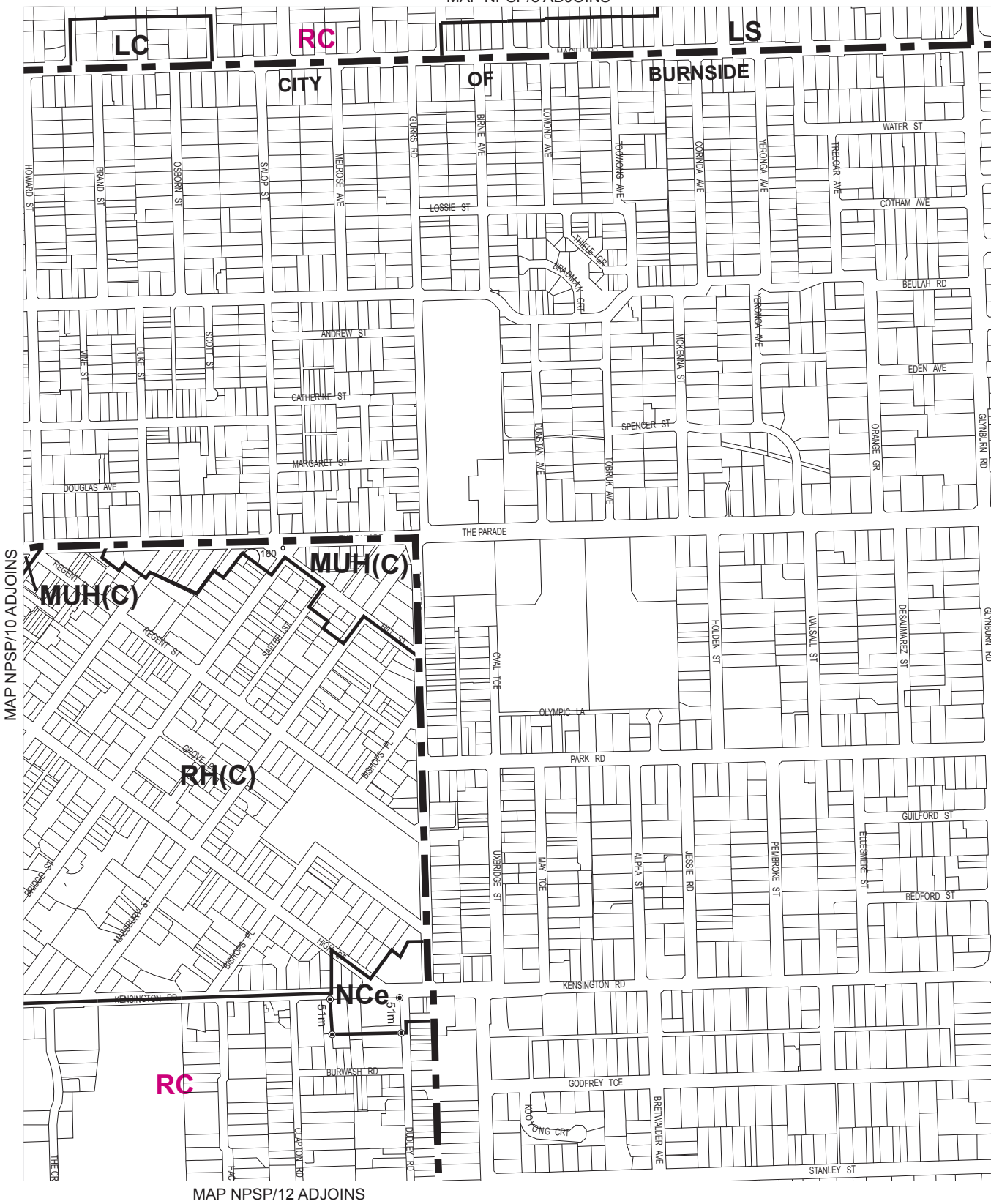
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| | Zone Boundary |
| | Development Plan Boundary |

Residential Historic (Conservation)
Recreation

Scale 1:8000



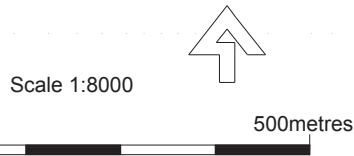
NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/10



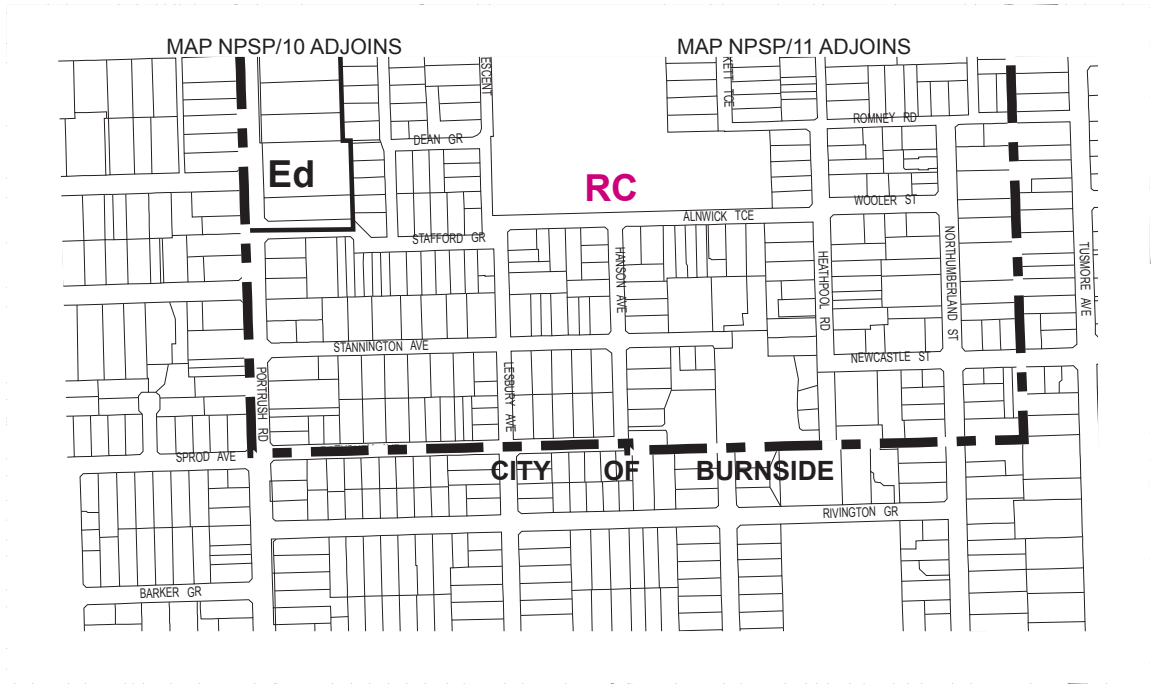
NOTE : For Policy Areas See MAP NPSP/17

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

- Zone Boundary
- Development Plan Boundary



**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
ZONES
MAP NPSP/11**



NOTE : For Policy Areas See MAP NPSP/18

Ed Educational
RC Residential Character



Scale 1:8000



**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
ZONES
MAP NPSP/12**

— Zone Boundary
- - - Development Plan Boundary

MAP NPSP/19 ADJOINS



MAP NPSP/14 ADJOINS

MAP NPSP/15 ADJOINS

Community

- 13.1 Dunstone Grove – Linde Reserve
- Mixed Use Historic (Conservation)
- 11.4 Payneham Road

Residential

- 1.1 Medium Density

Residential Character

- 15.2 Hackney
- 15.4 St Peters / Joslin / Royston Park

Residential Historic (Conservation)

- 12.11 Hackney North
- 12.13 College Park
- 12.14 The Avenues
- 12.15 St Peters
- 12.18 Joslin / Royston Park

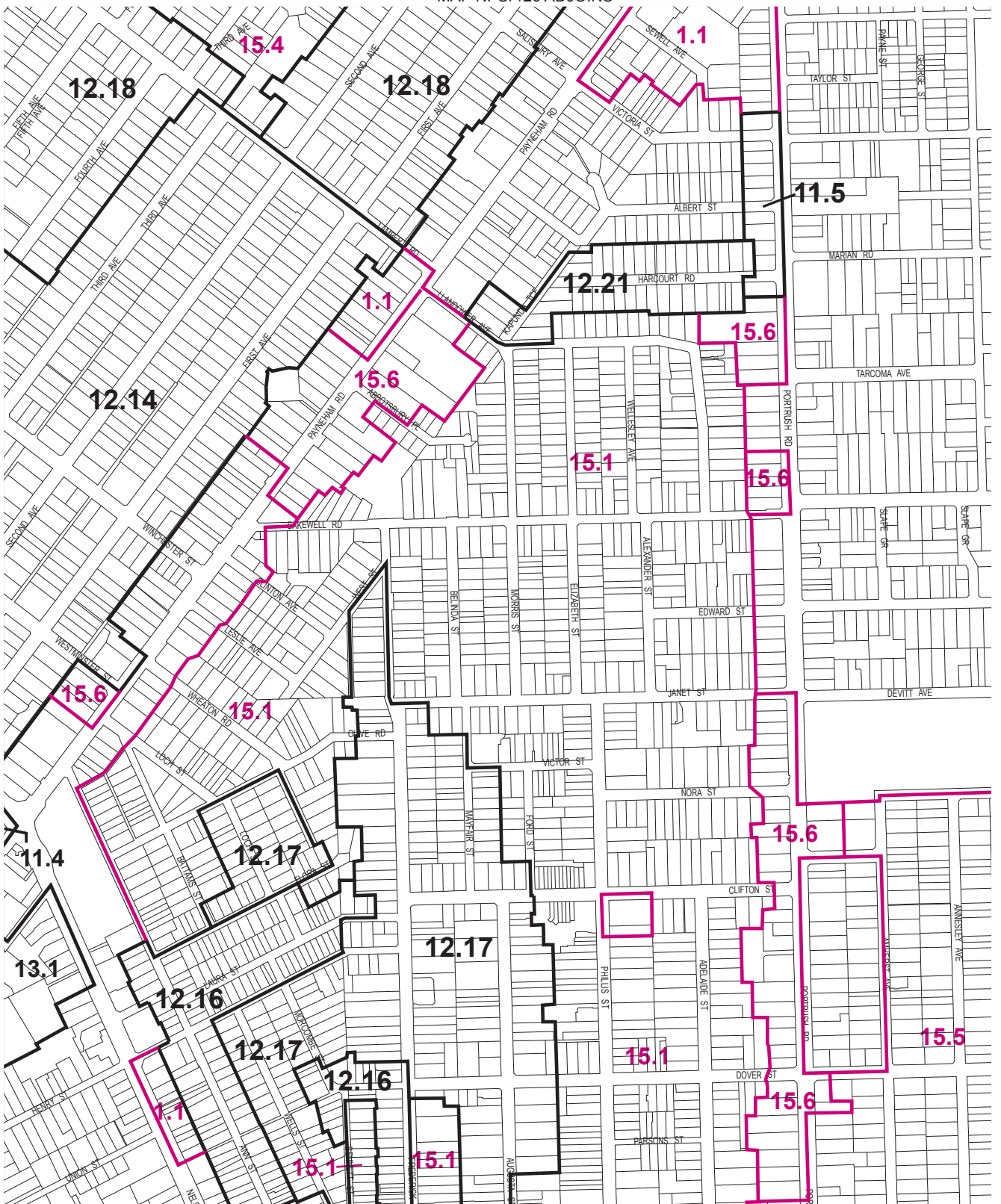
Scale 1:8000



- Policy Area Boundary
- Development Plan Boundary

NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/13

Version A 3/3/14



- | | | | |
|--|-----------------------------------|--|--------------------------|
| Community | | | |
| 13.1 | Dunstone Grove – Linde Reserve | | |
| Mixed Use Historic (Conservation) | | Residential Historic (Conservation) | |
| 11.4 | Payneham Road | 12.14 | The Avenues |
| 11.5 | Portrush Road | 12.16 | Stepney |
| Residential | | 12.17 | Maylands |
| 1.1 | Medium Density | 12.18 | Joslin / Royston Park |
| Residential Character | | 12.21 | Payneham (Harcourt Road) |
| 15.1 | Evandale / Maylands / Stepney | | |
| 15.4 | St Peters / Joslin / Royston Park | | |
| 15.5 | Trinity Gardens / St Morris | | |
| 15.6 | Arterial Road | | |

— Policy Area Boundary

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/14

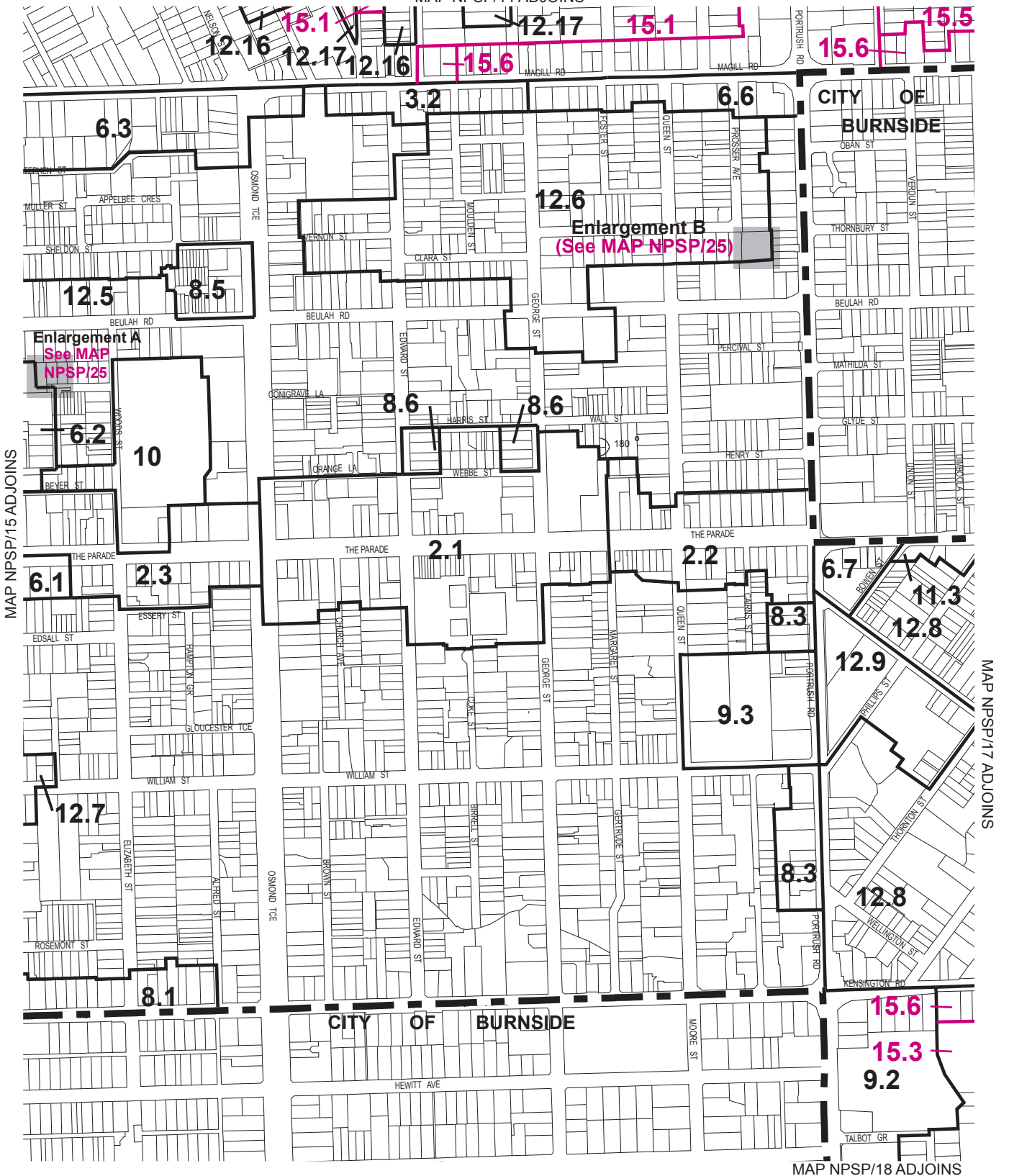


- | | | |
|--|--|-----------------------|
| Business | Neighbourhood Centre | Urban Corridor |
| 6.1 West Norwood | 4 Local Centre (Norwood) | 14.1 Boulevard |
| 6.2 Beulah Road | Residential | 14.2 Business |
| 6.3 Magill Road West | 1.1 Medium Density | 14.3 High Street |
| 7 Mixed Use A | Residential Character | |
| District Centre (Norwood) | 15.2 Hackney | |
| 2.3 The Parade West | Residential Historic (Conservation) | |
| Educational | 12.1 Kent Town 1 | |
| 9.1 Prince Alfred College | 12.2 Kent Town 2 | |
| Mixed Use B | 12.3 Norwood 1 | |
| 8.1 Kensington Road | 12.4 Norwood 2 | |
| 8.2 Dequetteville Terrace South | 12.5 Norwood 3 | |
| Mixed Use Historic (Conservation) | 12.7 Norwood 5 | |
| 11.1 Dequetteville Terrace | 12.12 Hackney South | |
| 11.2 The Parade/Fullarton Road | 12.13 College Park | |
| 11.4 Payneham Road | | |
| Policy Area Boundary | | |
| Development Plan Boundary | | |

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/15



- Business**
- 6.1 West Norwood
- 6.2 Beulah Road
- 6.3 Magill Road West
- 6.6 Magill Road East
- 6.7 Kensington
- District Centre (Norwood)**
- 2.1 Retail Core
- 2.2 The Parade East
- 2.3 The Parade West
- Educational**
- 9.2 Loreto College
- 9.3 St. Ignatius
- 10 Recreation

- Mixed Use B**
- 8.1 Kensington Road
- 8.3 Portrush Road
- 8.5 Osmond Terrace
- 8.6 George Street/Edward Street
- Mixed Use Historic (Conservation)**
- 11.3 Kensington
- Neighbourhood Centre**
- 3.2 Magill Road

- Residential Character**
- 15.1 Evandale / Maylands / Stepney
- 15.3 Heathpool / Marryatville
- 15.5 Trinity Gardens / St Morris
- 15.6 Arterial Road

- 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 Stepney
- 12.17 Maylands

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/16

- Policy Area Boundary
- Development Plan Boundary



Mixed Use Historic (Conservation)
11.3 Kensington

Neighbourhood Centre
3.1 Marryatville

Residential Character
15.3 Heathpool / Marryatville
15.5 Trinity Gardens / St Morris
15.6 Arterial Road

Residential Historic (Conservation)
12.8 Kensington 1
12.9 Kensington 2
12.10 Kensington 3

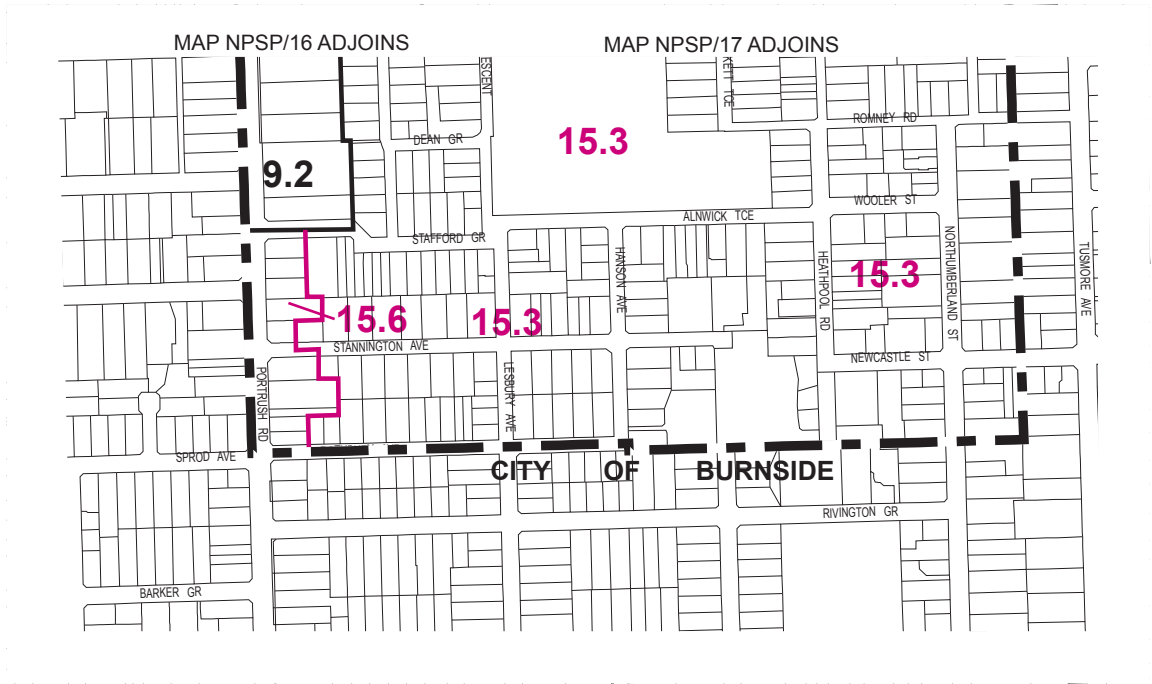


Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/17

- Policy Area Boundary
- Development Plan Boundary



Educational
9.2 Loreto College
 Residential Character
15.3 Heathpool / Marryatville
15.6 Arterial Road

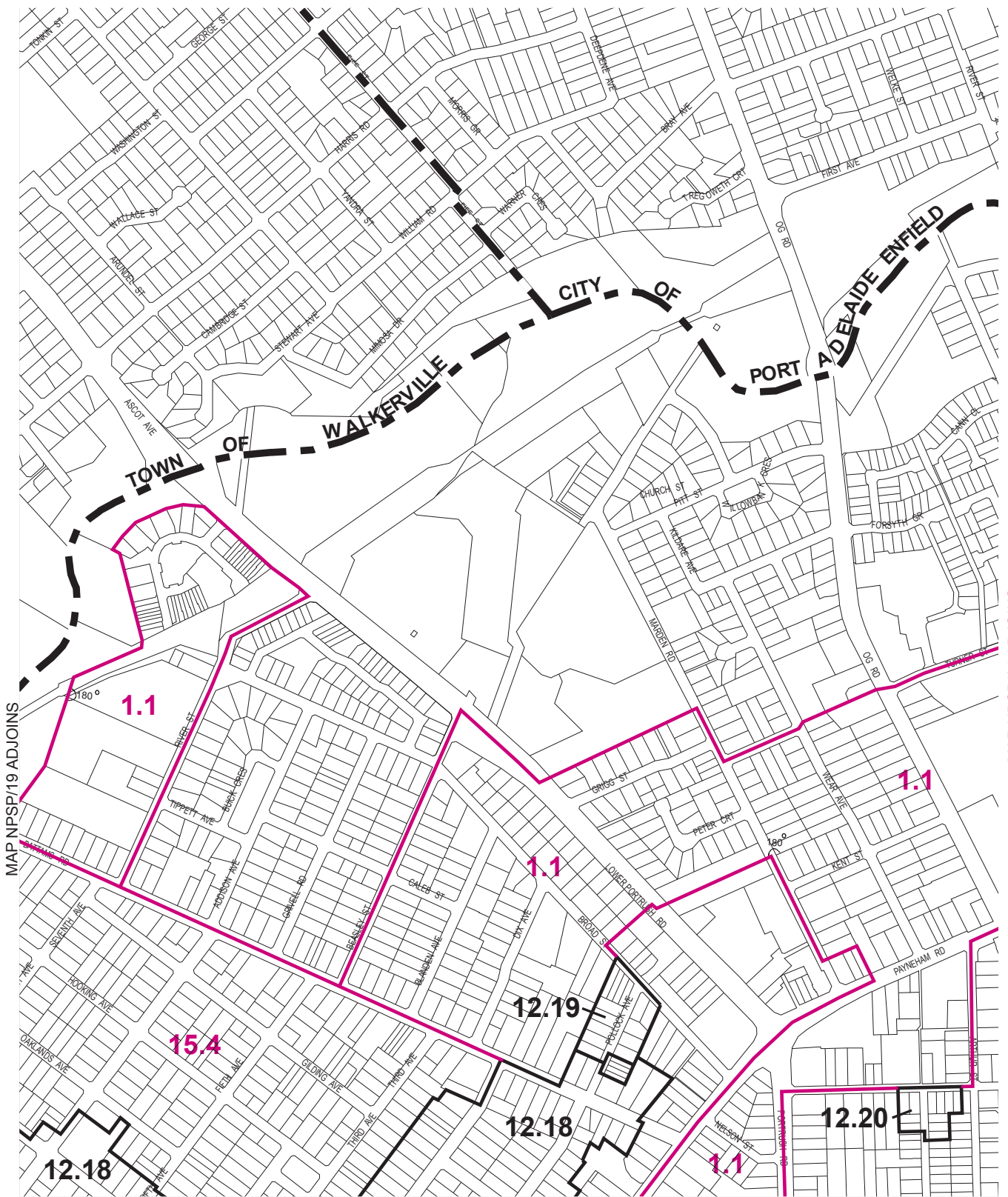


Scale 1:8000



**NORWOOD PAYNEHAM
 AND ST PETERS (CITY)
 POLICY AREAS
 MAP NPSP/18**

———— Policy Area Boundary
 - - - - - Development Plan Boundary



MAP NPSP/19 ADJOINS

MAP NPSP/21 ADJOINS

MAP NPSP/14 ADJOINS

- | | |
|--|--|
| Residential 1.1 | Medium Density |
| Residential Character 15.4 | St Peters / Joslin / Royston Park |
| Residential Historic (Conservation) 12.18 | Joslin / Royston Park |
| 12.19 | Marden (Broad Street / Pollock Avenue) |
| 12.20 | Payneham (Henry Street / George Street) |

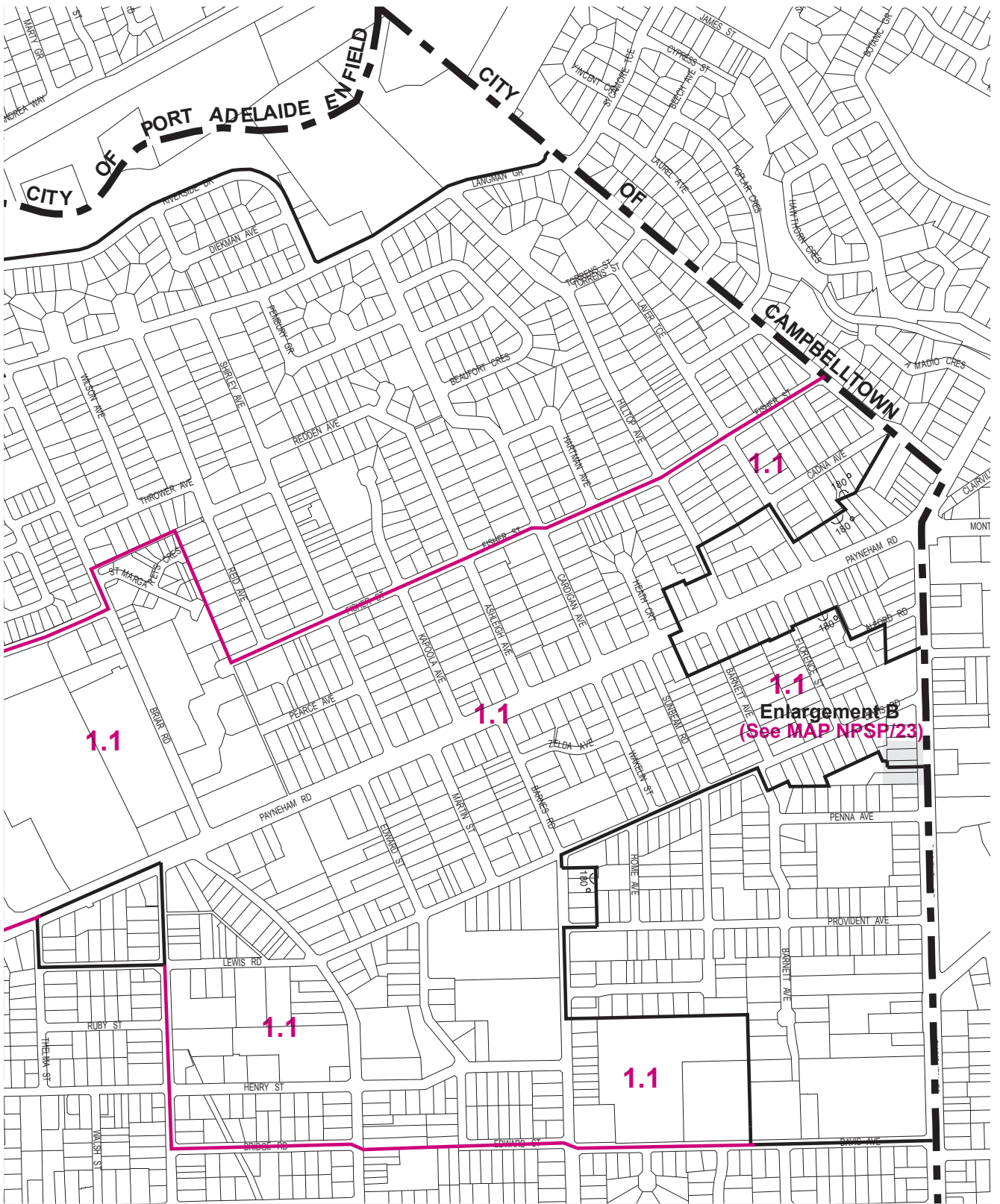
- | | |
|--|---------------------------|
| | Policy Area Boundary |
| | Development Plan Boundary |

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/20

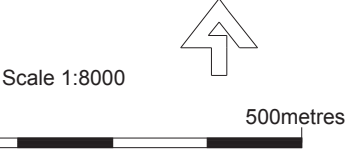
Version A 10/1/14



MAP NPSP/20 ADJOINS

MAP NPSP/22 ADJOINS

Residential 1.1 Medium Density

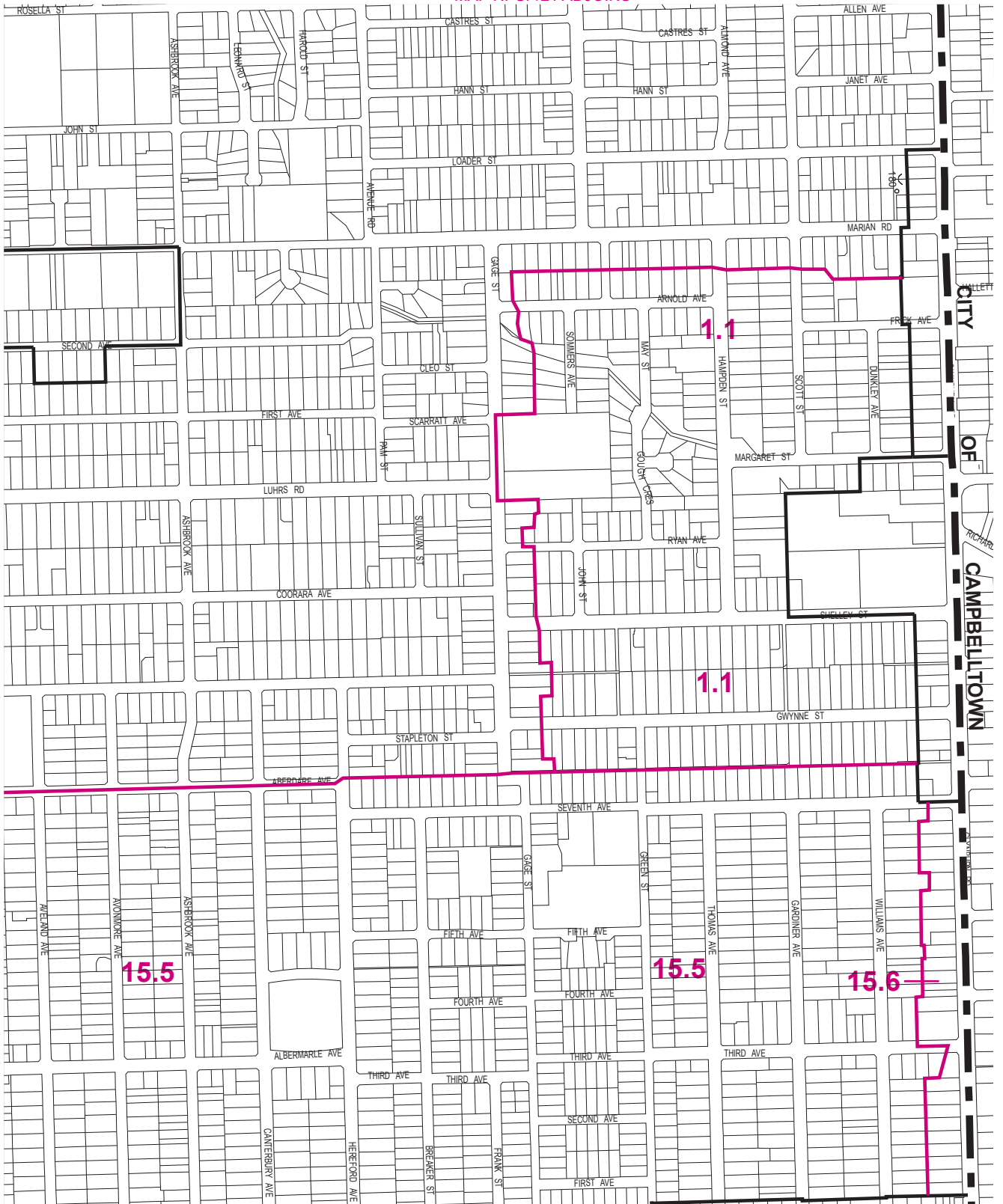


NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/21

— Policy Area Boundary
 - - - Development Plan Boundary

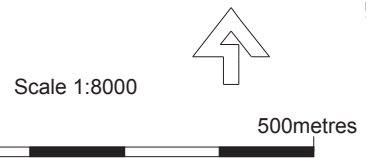
MAP NPSP/21 ADJOINS

MAP NPSP/14 ADJOINS



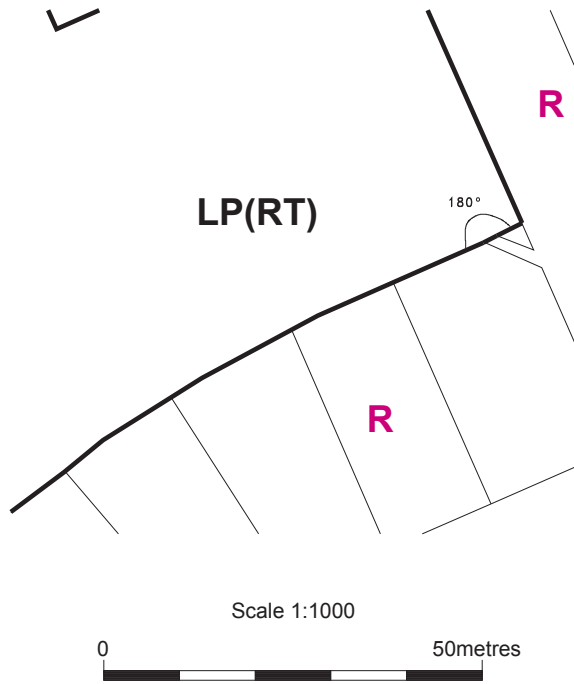
MAP NPSP/17 ADJOINS

- Residential 1.1 Medium Density
- Residential Character 15.5 Trinity Gardens / St Morris
- Residential Character 15.6 Arterial Road

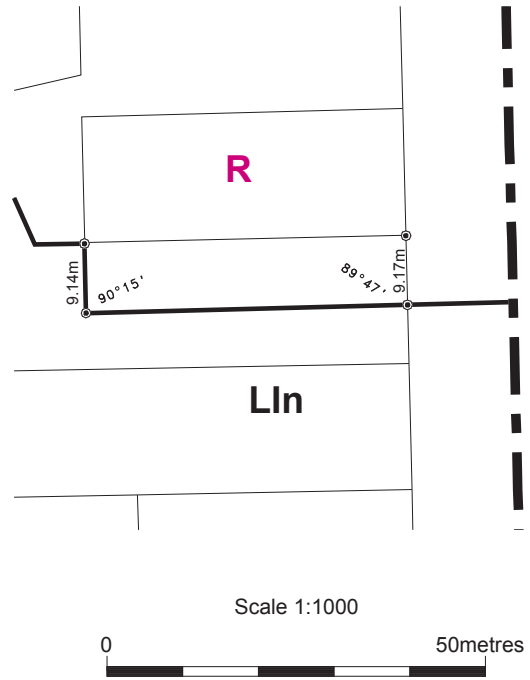


**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
POLICY AREAS
MAP NPSP/22**

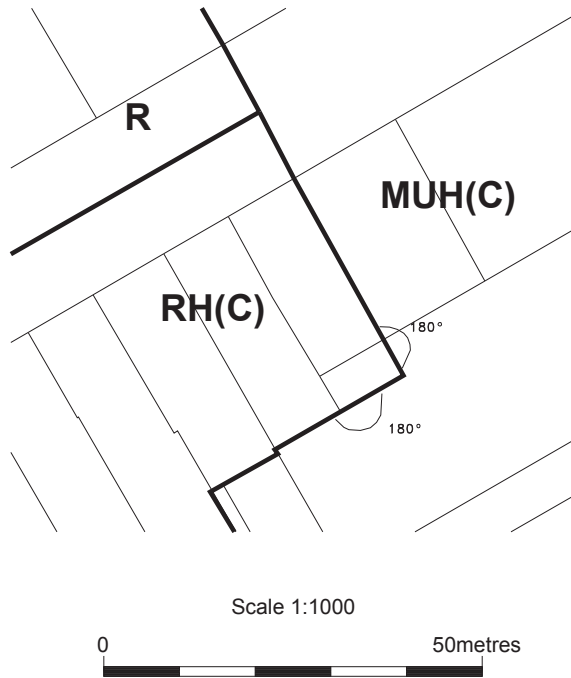
-  Policy Area Boundary
-  Development Plan Boundary



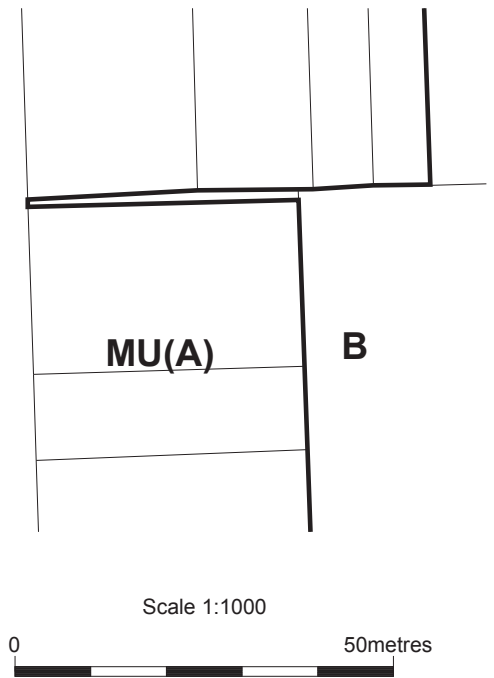
Enlargement A



Enlargement B





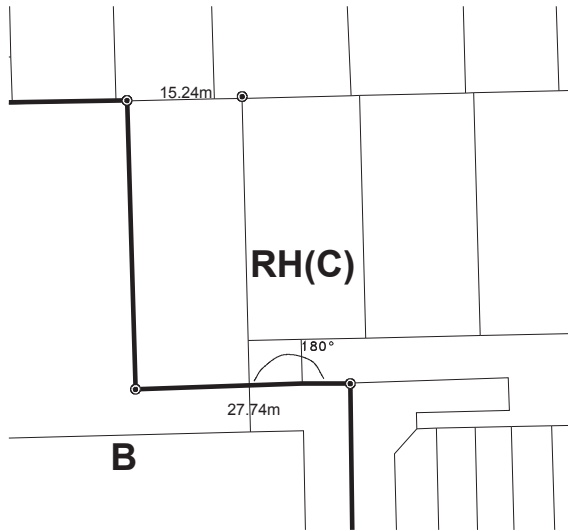
Enlargement C



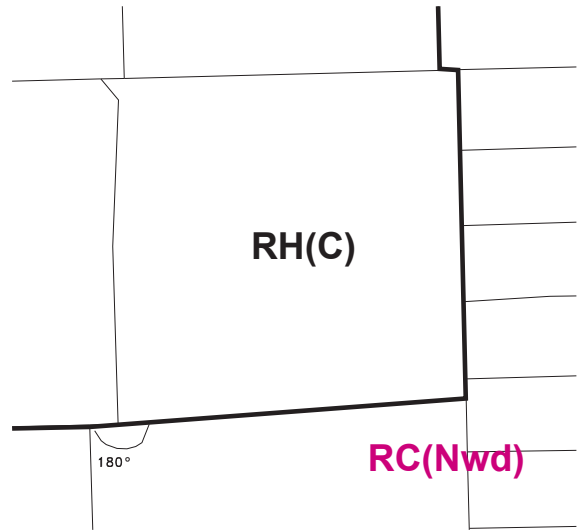
Enlargement D

**NORWOOD PAYNEHAM AND ST PETERS (CITY)
ENLARGEMENTS
MAP NPSP/23**

-  Zone/Policy Boundary
-  Development Plan Boundary



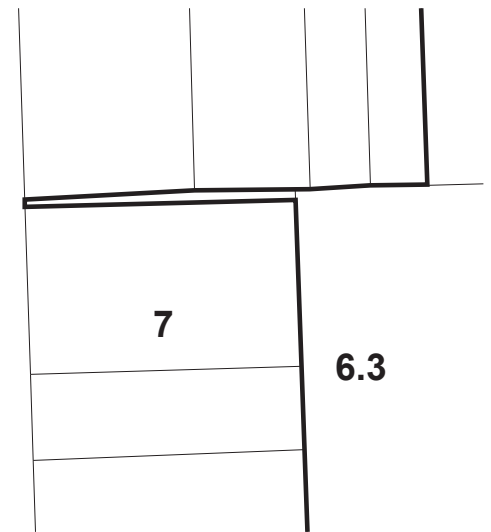
Enlargement A



Enlargement B



Enlargement C

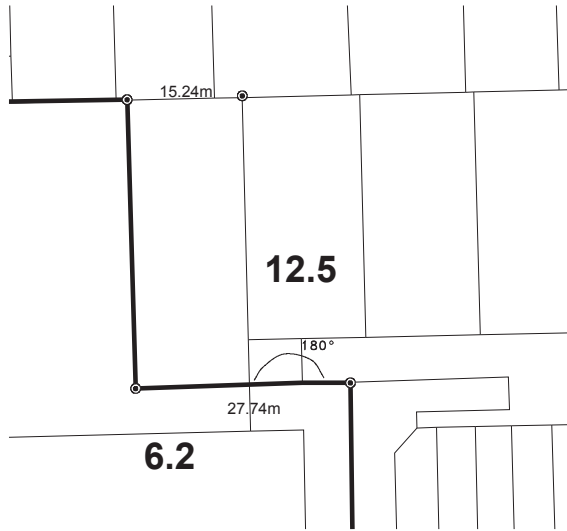


Enlargement D

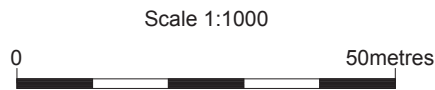
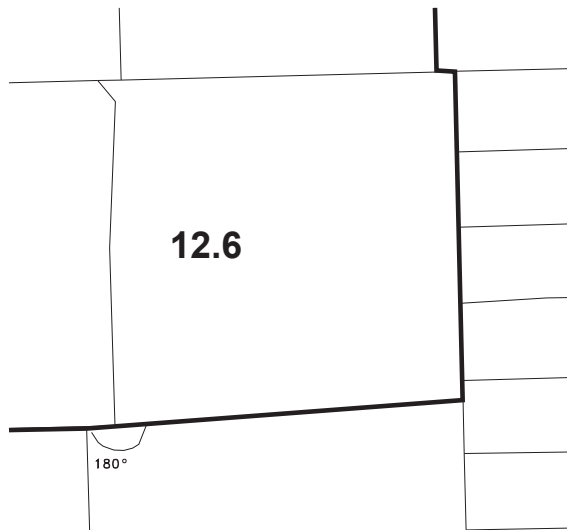
**NORWOOD PAYNEHAM AND ST PETERS (CITY)
ENLARGEMENTS**

MAP NPSP/24

— Zone/Policy Boundary



Enlargement A



Enlargement B

**NORWOOD PAYNEHAM AND ST PETERS (CITY)
ENLARGEMENTS**

MAP NPSP/25

— Zone/Policy Boundary

Attachment E

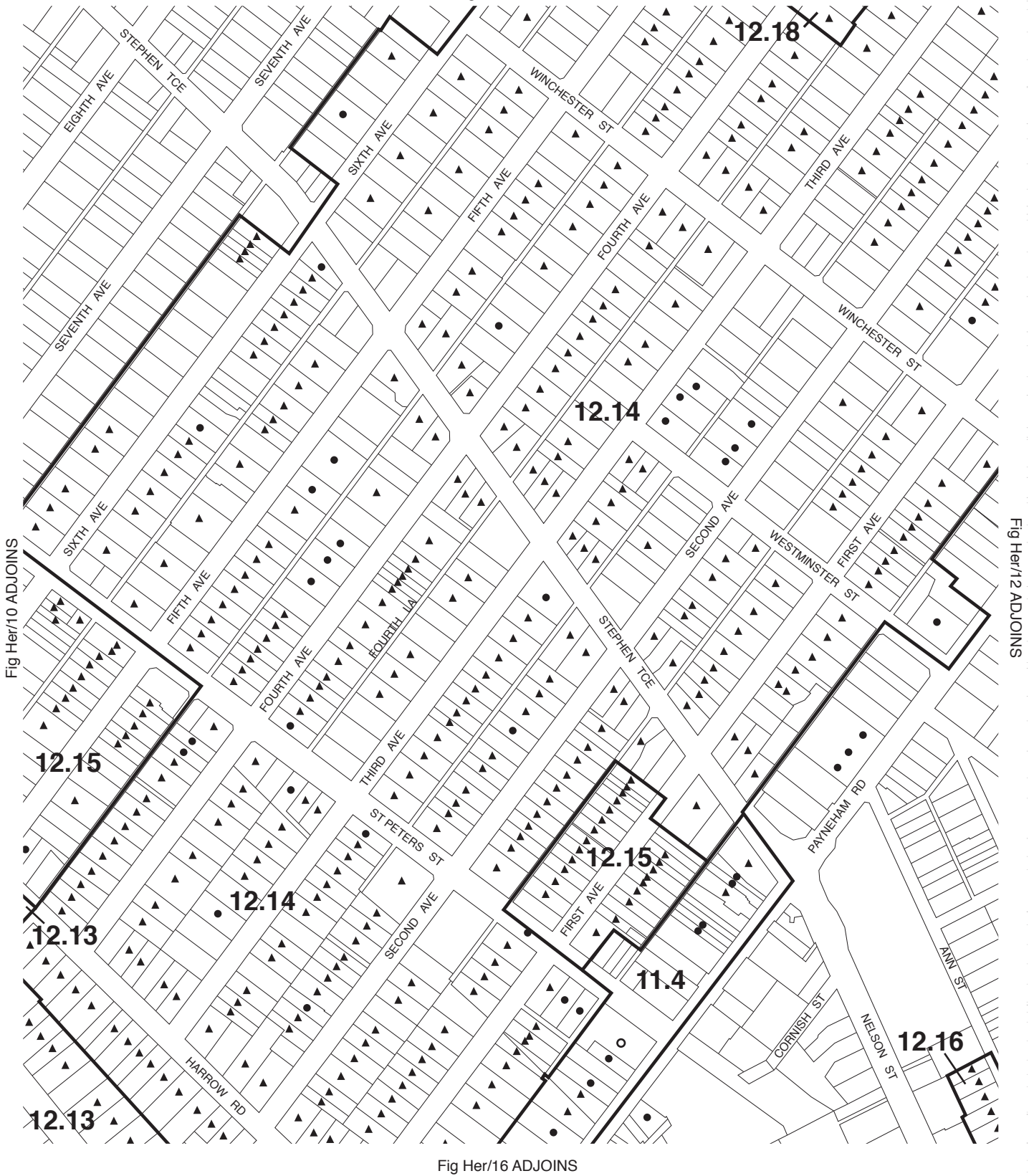


Fig Her/16 ADJOINS

- 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

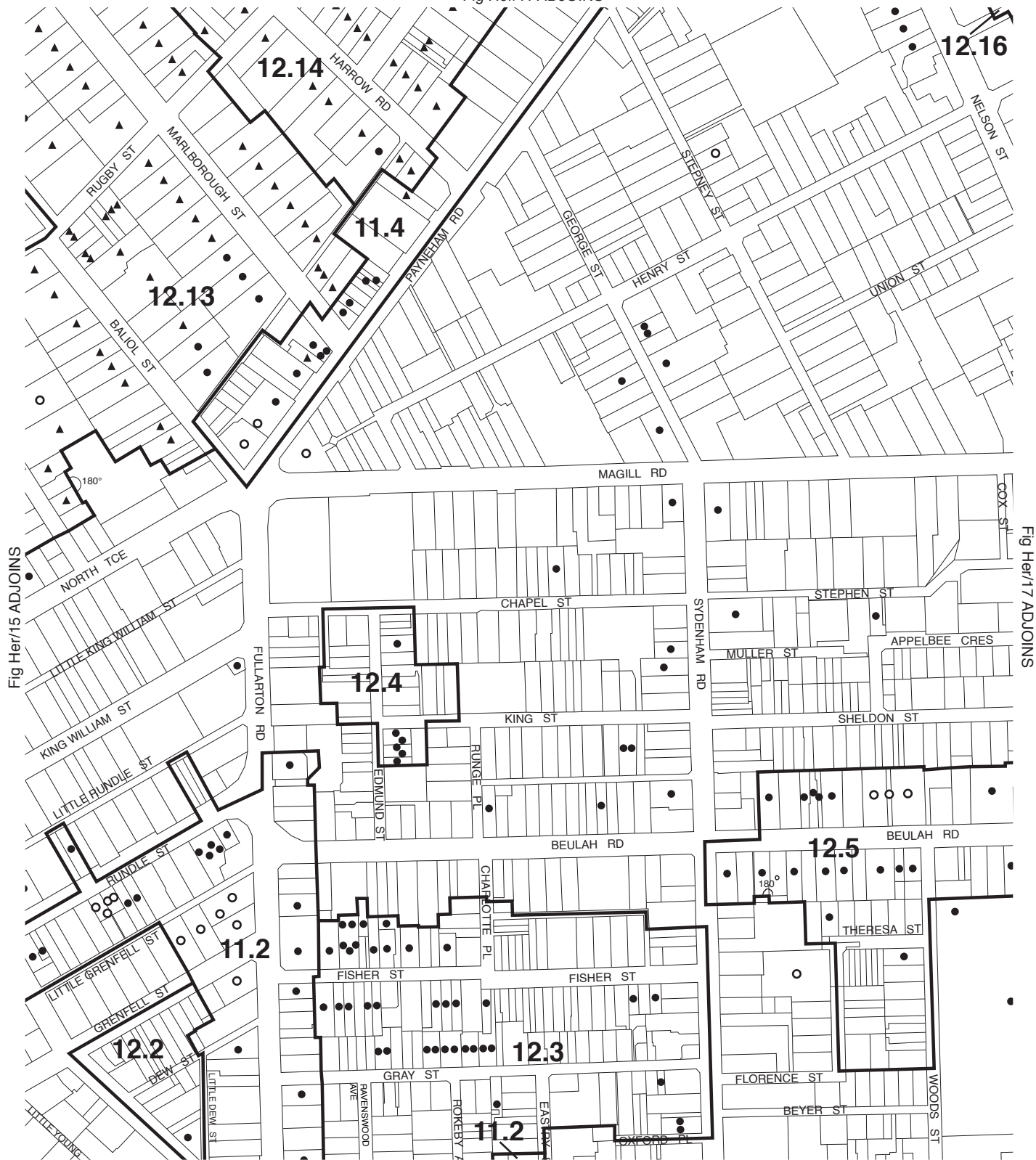


Scale 1:5000



NORWOOD PAYNEHAM AND ST PETERS (CITY) STATE AND LOCAL HERITAGE PLACES AND CONTRIBUTORY ITEMS

Fig Her/11



- 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

Fig Her/12 ADJOINS



Fig Her/16 ADJOINS

Fig Her/18 ADJOINS



Fig Her/22 ADJOINS

- State Heritage Place
- Local Heritage Place
- ▲ Contributory Item



Scale 1:5000



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

Version A 25/7/14

Fig Her/17 ADJOINS



Fig Her/21 ADJOINS

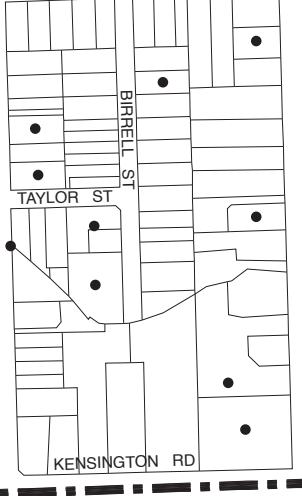
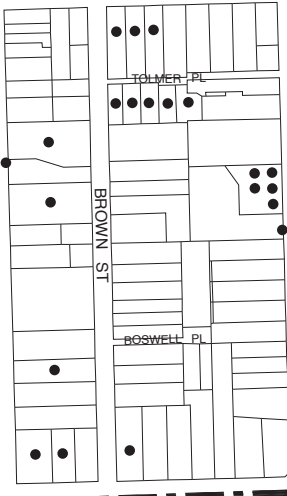
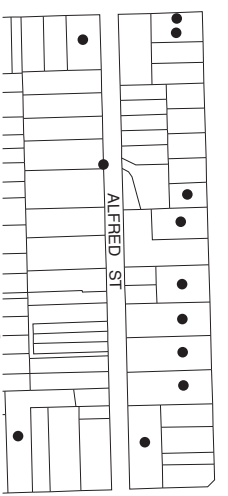
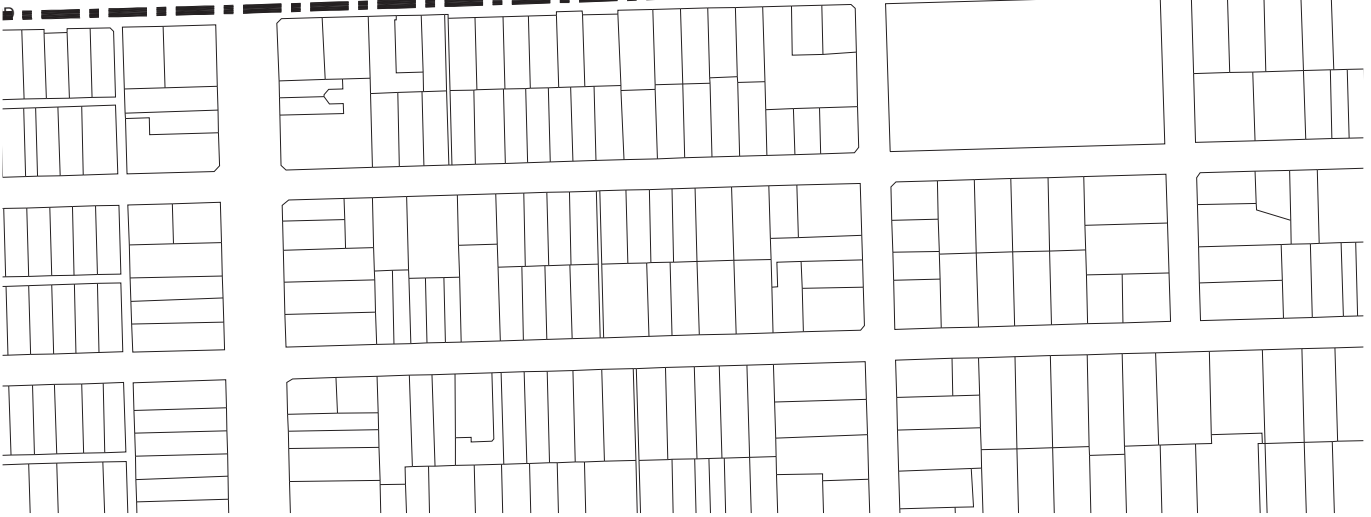


Fig Her/23 ADJOINS



Scale 1:5000



**NORWOOD PAYNEHAM
AND ST PETERS (CITY)
STATE AND LOCAL HERITAGE PLACES
AND CONTRIBUTORY ITEMS**

Fig Her/22

VersionA 25/7/14

- State Heritage Place
- Local Heritage Place
- Development Plan Boundary

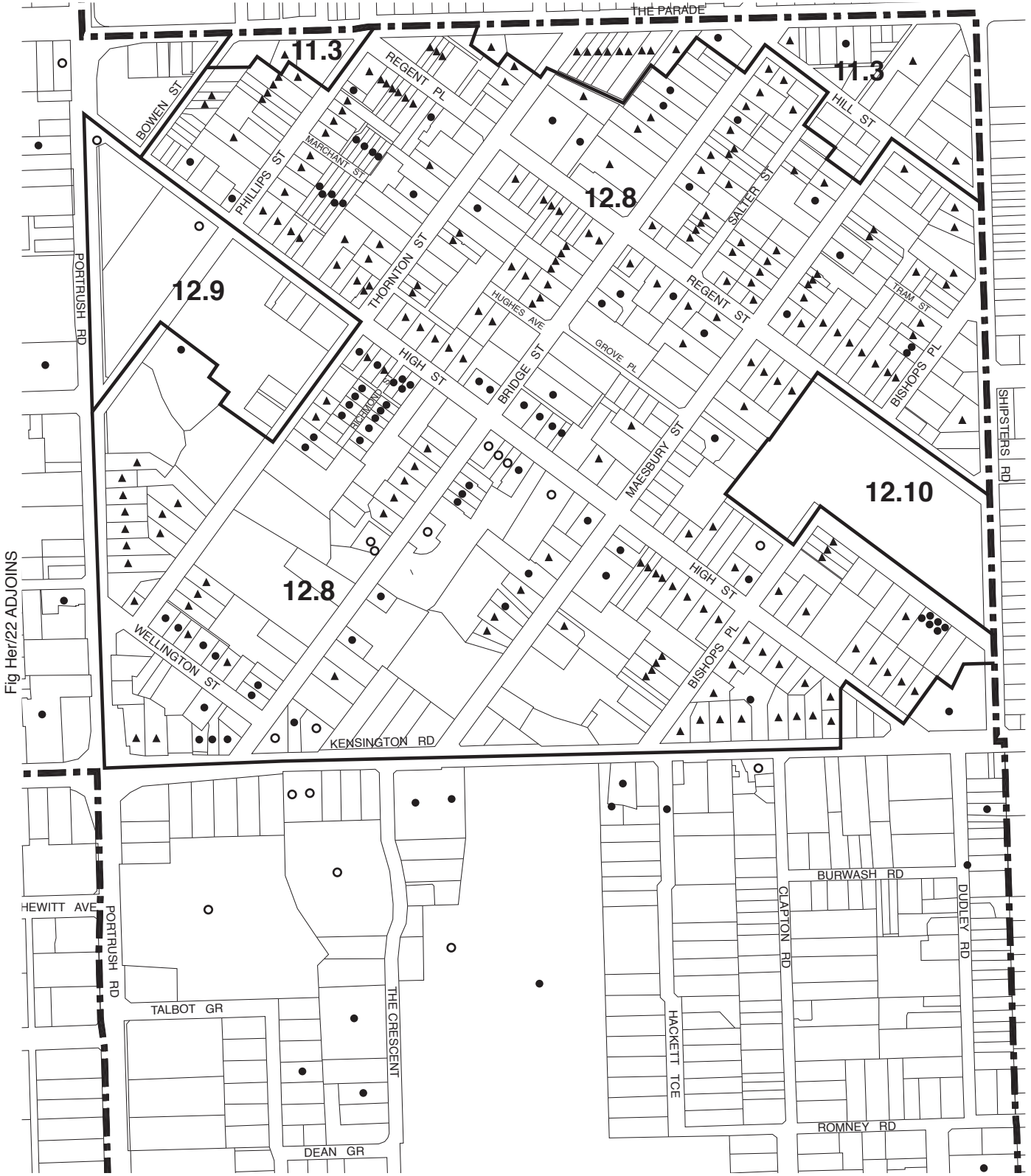


Fig Her/22 ADJOINS

Fig Her/24 ADJOINS

- 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