

Development Plan Amendment

By the Council

City of Norwood Payneham & St Peters

Educational Establishments Review DPA

Explanatory Statement and Analysis

For Consultation

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Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at Norwood Town Hall Customer Service Centre and Council's libraries from 4 December 2017 until 9 February 2018.

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

Written submissions regarding the DPA should be submitted no later than 5:00pm, 9 February 2018.

Written Submissions:
Educational Establishments Review DPA
Chief Executive Officer
City of Norwood Payneham & St Peters
PO Box 204
KENT TOWN

Email:
Educational Establishments Review DPA
townhall@npsp.sa.gov.au

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held 7:00pm, Tuesday 13 March 2018 in the Mayor's Parlour, Norwood Town Hall, 175 The Parade Norwood.

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- an Explanatory Statement (this section);
- Analysis, which may include;
 - background information
 - investigations
 - recommended policy changes
 - statement of statutory compliance
- References/Bibliography;
- Certification by Council's Chief Executive Officer;
- Appendices; and
- The Amendment.

Need for the amendment

Educational establishments are defined within Schedule 1 of the Development Regulations 2008 as '*a secondary school, college, university or technical institute and includes an associated pre-school, primary school or institution for the care and maintenance of children.*' For the purposes of this Amendment, the educational establishments under review include state and privately operated primary and high schools and adult education facilities. Stand-alone kindergartens, early learning centres and childcare centres are not included within the scope of this Amendment. The reason for the exclusion of these facilities is that they generally operate at a smaller scale than schools and do not face the same type of long term expansion and interface issues usually associated with schools.

Within the City of Norwood Payneham & St Peters, there is a total of sixteen (16) educational establishments (referred to collectively in this report as 'schools') currently operating within locations across ten (10) different zones and seventeen (17) different policy areas. This amendment will ensure a consistent policy and zoning approach is applied to schools across the City by relocating all sixteen (16) school sites to a single zone, which better reflects the use of the land. In addition, a number of schools have expanded their sites through the purchase of adjoining land and accordingly there is a need to ensure consistency of policy across all school-owned land.

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 25 May 2015.

The issues and investigations agreed to in the Statement of Intent are addressed in this Development Plan Amendment.

Affected area

The areas affected by the draft DPA include:

The whole of the City of Norwood Payneham & St Peters Local Government Area and specifically the land associated with the sixteen (16) schools identified on **Figure 1**, as well as land within the existing Community, Community Uses, District Centre (Norwood), Educational, Mixed Use Historic (Conservation), Residential, Residential Character, Residential Character (Norwood), Residential Historic (Conservation), Special Uses and Urban Corridor Zones.

Summary of proposed policy changes

The DPA proposes the following changes:

- Amendments to the City-Wide 'Community Facilities' section and the Community Zone to reflect Version 6 of the State Planning Policy Library;
- Deletion of the:
 - Education Zone and the relocation of all land within this zone to the Community Zone;
 - Community Uses Zone and relocation of all land within this zone to the Community Zone;
 - Special Uses Zone and relocation of all land within this zone to the Community Zone.
- Amendments to the Residential Zone, Residential Character Zone, Residential Character (Norwood) Zone, Residential Historic (Conservation) Zone and Mixed Use Historic (Conservation) Zone, to remove and/or rezone school sites and education-specific policies to the Community Zone.
- Deletion of the Dunstone Grove-Linde Reserve Policy Area within the Community Zone and the introduction of two (2) new Policy Areas to the Community Zone:
 - a Recreation Policy Area to comprise the Dunstone Grove – Linde Reserve and parts of the recreation/community land previously located in the Community Uses Zone; and
 - an Education Policy Area to comprise all school sites and some additional land in school ownership.
 - Removal of Educational Establishment from list of non-complying uses for zones where currently listed as non-complying (with exception of Light Industry Zone and River Torrens Linear Park Zone)

Legal requirements

Prior to the preparation of this DPA, the Council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

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

- accords with the Planning Strategy;
- accords with the Statement of Intent;
- accords with other parts of council's Development Plan;

- complements the policies in Development Plans for adjoining areas;
- accords with relevant infrastructure planning; and
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Consultation

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department of the Premier and Cabinet
- Office for Recreation and Sport
- Department for Planning Transport and Infrastructure
- Environment Protection Authority
- Department for Environment, Water and Natural Resources
- Department of Education and Child Development
- Department for Communities and Social Inclusion
- Department for Health and Ageing
- Department of State Development
- SA Power Networks
- Origin Energy
- Electranet Pty Ltd
- Catholic Education South Australia
- Association of Independent Schools of SA
- East Adelaide Primary School
- Felixstow Community School
- Loreto College
- Marden Senior College
- Marryatville High School
- Marryatville Primary School
- Mary MacKillop College
- Norwood Primary School
- Pembroke College
- Prince Alfred College
- St Ignatius College Junior School
- St Joseph's Memorial School (Norwood and Kensington)
- St Joseph's Primary School (Payneham)
- St Peters College
- Trinity Gardens School

- All other landowners who are directly affected by the proposed DPA including (but not limited to) the Payneham Cemetery, Mars Sporting Complex, Azzurri Sports Club Inc, and Adelaide Australia Temple
- Adjacent land owners and occupiers in selected areas around the schools

The following State and Federal Members of Parliament are to be consulted:

- Mr Stephen Marshall MP, Member for Dunstan
- Mr Vincent Tarzia, Member for Hartley
- Ms Vickie Chapman MP, Member for Bragg
- Hon Kate Ellis MP, Federal Member for Adelaide
- Hon Christopher Pyne MP, Federal Member for Sturt

The following Residents and Ratepayers Associations are to be consulted:

- Kensington Residents Association
- Norwood Residents Association
- St Peters Residents Association
- Preserve Kent Town Residents Association

The following adjoining Council areas are to be consulted:

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

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

Important Note for Agencies: This DPA includes modules from the State Planning Policy Library, specifically the Community Facilities Council-Wide section, the Community Zone and the Recreation Policy Area.

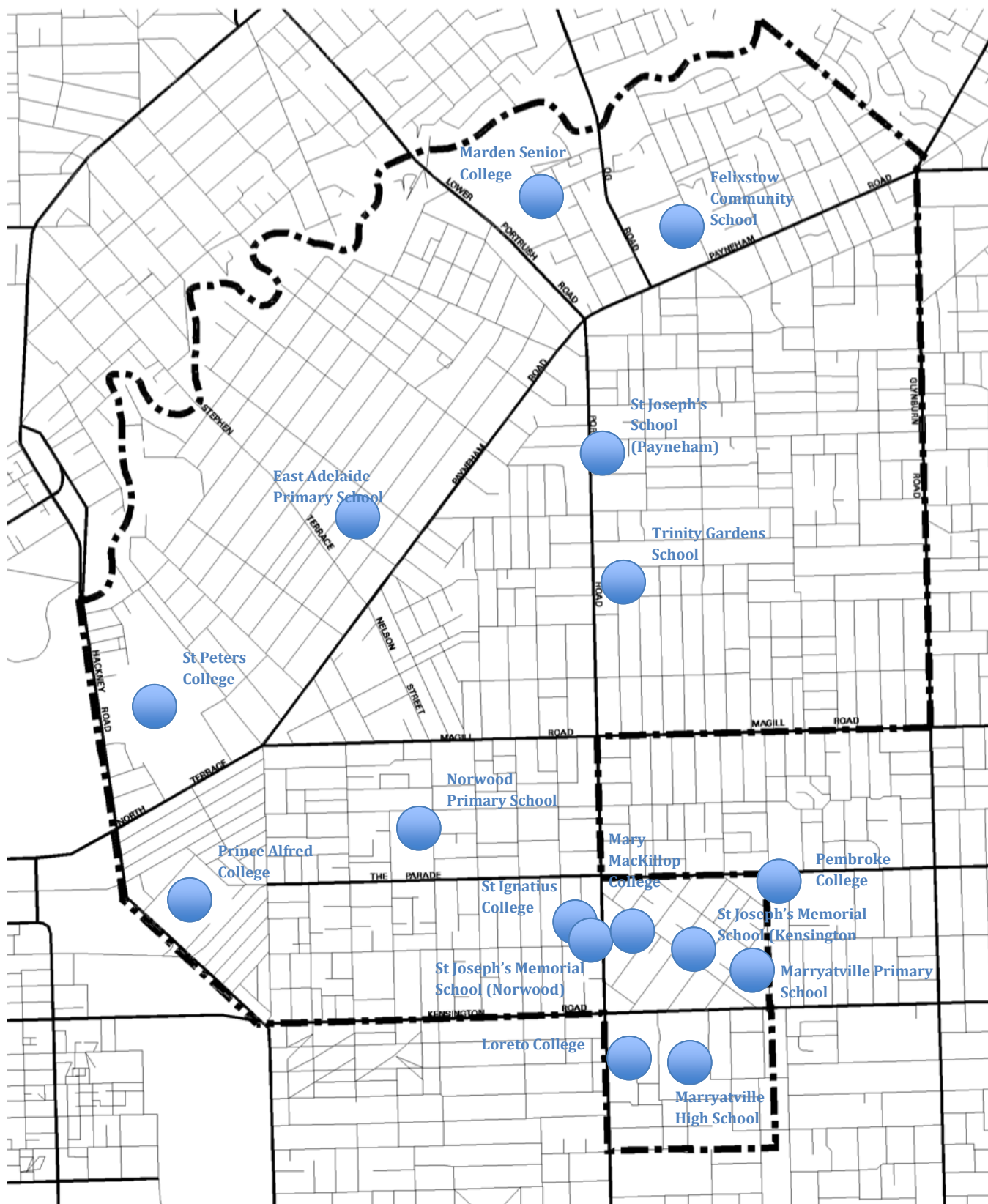
As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment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

The final stage

When the Council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Figure 1: Location of Schools in Norwood Payneham & St Peters



Analysis

1. Background

There are currently sixteen (16) schools within the City of Norwood Payneham & St Peters which are located within ten (10) different zones and seventeen (17) different policy areas. Some school sites are also located across multiple zones and policy areas. The inconsistent zoning of schools is mostly a result of the consolidation of the Development Plans of the three former Councils in 2003. As there is significant variation between these zones there is a need to address this via a consolidated and single-zone approach.

In addition, a number of schools within the City have expanded their landholdings, purchasing adjacent (mostly residential) properties, which are often not included within the same zone boundaries as the school sites. Where appropriate for the strategic planning of these sites, these properties have been included in the same zone as the main school site so that the boundaries of each school are more clearly defined and there is more certainty for the school community and surrounding property owners as to land use, amenity and built form expectations.

In this context, in 2010, the City of Norwood Payneham & St Peters engaged Jensen Planning and Design to undertake a review of all schools within Norwood Payneham & St Peters, the purpose being to investigate zoning options in the context of the longer term development needs of each of the schools.

On the basis of the findings of the Educational Zones Policy Review, the Council prepared a Statement of Intent to undertake the Educational Establishments Development Plan Amendment, which was approved by the Minister for Planning.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Strategic Plan

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

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

South Australia's Strategic Plan (2011)	
Strategic Plan Objective/Targets	Comment/Response
Target 56: Strategic Infrastructure <i>Ensure the provision of key economic and social infrastructure accommodates population growth</i>	The draft DPA addresses Target 56 by providing a consistent policy framework for schools in the City of Norwood Payneham & St Peters, thus supporting the more efficient and sustainable development of schools, in line with expected population growth.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The *30 Year Plan for Greater Adelaide* is the relevant volume of the Planning Strategy for the City of Norwood Payneham & St Peters.

The draft DPA supports the directions of the *30 Year Plan for Greater Adelaide* by:

- providing, where possible, opportunity for some expansion and redevelopment of schools which supports the population growth targets within the Greater Adelaide Region;
- providing greater certainty about the future growth and redevelopment requirements of schools, which supports more effective planning for growing populations, particularly young families;
- promoting integrated planning and infrastructure investment through the consolidation of zoning and targeted policies for schools, which will assist State Government agencies to identify and enable infrastructure and expansion priorities to occur; and
- encouraging, through refinements to policies within a consolidated zone, the shared use of schools, including multi-use and multi-functional designs able to accommodate changing use over time.

The draft DPA introduces or builds upon the State Planning Policy Library modules for 'Community Facilities' and the 'Community Zone', which have been developed with reference to the Planning Strategy.

2.3 Consistency with other key strategic policy documents

The City of Norwood Payneham & St Peters *City Plan 2030 Shaping Our Future*, identifies a number of Objectives relevant to this DPA:

Objective 1.1:

Convenient and accessible services and facilities – by ensuring a consistent policy framework for all schools and allows for the sustainable expansion of facilities to meet population growth.

Objective 2.3:

A City which values and promotes its rich cultural and built heritage – by incorporating policies which ensure that the ongoing development of schools within the City protects and enhances built heritage.

Objective 2.4:

Pleasant, well designed, sustainable urban environments – by incorporating policies which require that new development associated with schools complement the built heritage and character areas of the City.

The State Government's *Inner Metro Rim Structure Plan* identifies a number of actions that impact on the western-most suburbs of the City of Norwood, Payneham & St Peters. Prince Alfred College, St Peters College and Norwood Primary School are all identified in the Structure Plan, however, no particular actions are identified that would require consideration in the draft DPA.

2.3.1 Infrastructure planning

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

The following infrastructure planning is of relevance to this DPA:

Council Infrastructure Planning	Response/Comment
City of Norwood Payneham & St Peters City-Wide Schools Traffic Safety & Parking Review.	The review has investigated issues of traffic management and safety around schools and the recommendations have been considered in the DPA investigations.
City-wide Cycling Plan	Considered as part of broader school catchment journey to school considerations.
Government Agency Infrastructure Planning	Response/Comment
The former Kensington Centre and St Peters Junior School are identified in the <i>30 Year Plan for Greater Adelaide</i> (Map D17) under Major Planned Infrastructure Expenditure.	<p>The operations of the former Kensington Centre have been moved and consolidated within Charles Campbell College in Campbelltown City Council and therefore is no longer a stakeholder in this DPA process. The land is now owned by Pembroke College and the College has been included in the consultation process.</p> <p>The proposed re-zoning of the St Peters College site will not impinge on the planned growth of the College as identified in the <i>30-Year Plan</i>.</p>

2.3.2 Current Ministerial and Council DPAs

No current Ministerial or Council DPAs have been identified as being affected by this DPA.

2.3.3 Existing Ministerial Policy

The draft DPA uses the Planning Policy Library Version 6 'Community Facilities' module, to replace the current City - Wide 'Community Facilities' section, which contains Ministerial policy. The replacement policy does not change the intent of the existing Development Plan Ministerial policy.

3. Investigations

3.1 Investigations undertaken prior to the SOI

In 2010, the City of Norwood, Payneham and St Peters engaged Jensen Planning and Design to undertake a review of all schools within the Council area, with a view to identifying how the land use and built form requirements of schools may best be addressed via the Development Plan. The project:

- examined current and futures school requirements for the short and medium term;
- investigated site specific issues including flooding, car parking, built form, security and interface issues;
- investigated land use sensitivities relating to nearby land uses;
- examined current zone boundaries and policy approaches;
- recommended policy approaches, new zone boundaries or alternative policy frameworks, and
- consulted with all school key stakeholders and relevant state government agencies.

Details of the Review, analysis of options and stakeholder engagement outcomes, can be found in the full report - *Educational Zones Policy Review for the City of Norwood Payneham & St Peters*.

3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- a review of the 2010 work undertaken by Jensen Planning and Design, including an assessment of the options presented and the review of one additional school, being the Felixstow Community School, which was not established until December 2012;
- updates to the 2010 work to reflect Development Plan policy changes that have occurred since this time; and
- additional engagement with schools to update Council's understanding of their future development requirements.

3.2.1 Educational Zones Policy Review (2010)

The investigations have considered the resolution of the Council's Strategic Planning & Development Policy Committee, which was made at the meeting of 19 April 2011, regarding the recommendations of the Educational Zones Policy Review. The Committee resolved to support the recommendations of the Review which were:

- *that as far as possible there should be one zoning and policy area approach that is consistent for all schools but provides opportunities for the consideration of local issues;*
- *that all schools should be located in a Community Zone and further described in an Education Policy Area within the Community Zone; and*
- *where schools are currently located within the Residential Historic (Conservation) or Mixed Use Historic (Conservation) Zones, the heritage policies (and demolition controls) should be retained but expressed as an Education Historic (Conservation) Policy Area within the Community Zone.*

One of the key land use planning recommendations of the 2010 Review was the need to investigate the most appropriate zoning options for all of the school sites and to ensure that a consistent policy approach will apply for the future development of schools sites, taking into

consideration the range of activities that might occur on school sites and the land use sensitivities of school uses co-existing with adjoining and nearby residential uses.

The sixteen (16) schools sites and additional properties owned by the schools are currently located across the following ten (10) zones:

- Community Uses Zone;
- District Centre (Norwood) Zone;
- Educational Zone;
- Mixed Use Historic (Conservation) Zone;
- Residential Historic (Conservation) Zone;
- Residential Zone;
- Residential Character Zone;
- Residential Character (Norwood) Zone;
- Special Uses Zone; and
- Urban Corridor Zone.

The only zones that specify an 'educational establishment' as an anticipated land use are the Educational, Special Uses and the Community Uses Zones. Furthermore, within the Residential Historic Conservation Zone and parts of the Mixed Use Historic (Conservation) Zone, an 'educational establishment' is non-complying. Within the Residential, Residential Character and Residential Character (Norwood) Zones, an 'educational establishment' is non-complying except for the redevelopment of a site already used as an educational establishment, or alterations/additions to an existing educational establishment. Whilst this allows for development on an existing school site to be assessed on merit, it does not address some of the properties which are owned by the schools but not part of the school site. In such cases, development would be non-complying.

Of the range of zones that currently apply to the sixteen (16) school sites, only the Educational Zone, which is specific to parts of Prince Alfred College, Loreto College and St Ignatius College, contains policy guidance for development associated with schools.

In considering the most appropriate common zone for all of the school sites throughout the Council area, the current Educational and Community Uses Zones were ruled out on the basis that the South Australian Planning Policy Library does not include a stand-alone Education Zone (and therefore unlikely to be supported) and the existing Community Uses Zone was introduced specifically to guide the development of the sporting and recreation complex located at Marden, which is now fully developed.

The current Development Plan also contains a Community Zone, which was introduced in 2013 through the Stepney Community Zone DPA. The South Australian Planning Policy Library 'Community Zone' was used as the basis for this new zone, which currently only applies to the Council-owned Dunstone Grove – Linde Reserve located at Stepney. At the time that the Community Zone was introduced, the intention was that it could be expanded to accommodate other community type land uses, including schools.

As such, and in accordance with the recommendations of the 2010 Review, it is proposed that the existing Community Zone be used as the basis for establishing a common zone for all of the sixteen (16) school sites. The structure of the new Community Zone will be broken down to incorporate two (2) new policy areas – the Education Policy Area and the Recreation Policy Area – with the zone containing general land use, built form and procedural policy guidance and the policy areas containing detailed guidance relating to the particular use (educational or recreational) and where necessary, relating to a particular site. This new policy structure will also allow for the future inclusion of other community, recreational and open space uses throughout the Council area - the scope of which goes beyond this current DPA process, but would be available should a rationalisation of zoning be required for these uses.

The existing Community Zone policies will require some amendment to expand the Zone beyond its current application to only Dunstone Grove-Linde Reserve at Stepney and to ensure consistency with the South Australian Planning Policy Library. In this regard, the Dunstone Grove-Linde Reserve Policy Area is proposed to be replaced with the new Recreation Policy Area which will include other recreational uses currently located in the Community Uses Zone at Marden (Azzurri Sports Club and MARS Recreation Centre). All sixteen (16) school sites will be included in the Education Policy Area and other uses which are affected by the proposed rezoning, such as the Payneham Cemetery (currently in the Special Uses Zone) and the Adelaide Australia Temple (currently in the Community Uses Zone at Marden) will be included in the Community Zone, but not further defined within a policy area.

While this new structure addresses the majority of the school sites, the 2010 Review also recommended the creation of an Education Historic (Conservation) Policy Area within the Community Zone. It was intended that this Policy Area would include all school sites currently located within the Residential Historic (Conservation) and Mixed Use Historic (Conservation) Zones, the rationale at the time being that it was important to maintain the heritage significance of the affected localities and maintain control over the demolition of buildings on the school sites.

For the majority of school sites it is not considered necessary to maintain Historic (Conservation) zoning, as in many cases the built form is not of any heritage or character significance and therefore it is the replacement development that is important. In this context, it is considered that the relationship between new development and the surrounding historic built form can be effectively managed using existing policies and the inclusion of new policies in the Community Zone.

As such, the recommendation of the Review (and subsequent resolution of the Strategic Planning & Development Policy Committee) that all schools currently within Historic (Conservation) Zones should be included within a separate Education Historic (Conservation) Policy Area of the Community Zone has not been followed. Instead, most of the affected land has been included in the Education Policy Area of the Community Zone, except for a small number of school owned properties currently located in the Residential Historic (Conservation) Zone, which have not been rezoned for the reasons outlined in the more detailed zoning summaries which follow.

3.2.2 Proposed zoning summaries for individual school sites

Summaries of the proposed zoning changes for each of the sixteen (16) schools within the Council area are set out below. The nine (9) schools which are outside of Residential Historic (Conservation) Zone and Mixed Use Historic (Conservation) Zone are summarised first, followed by the seven (7) schools which are either partially or wholly within these zones.

3.2.2.1 Schools outside of Historic (Conservation) Zones

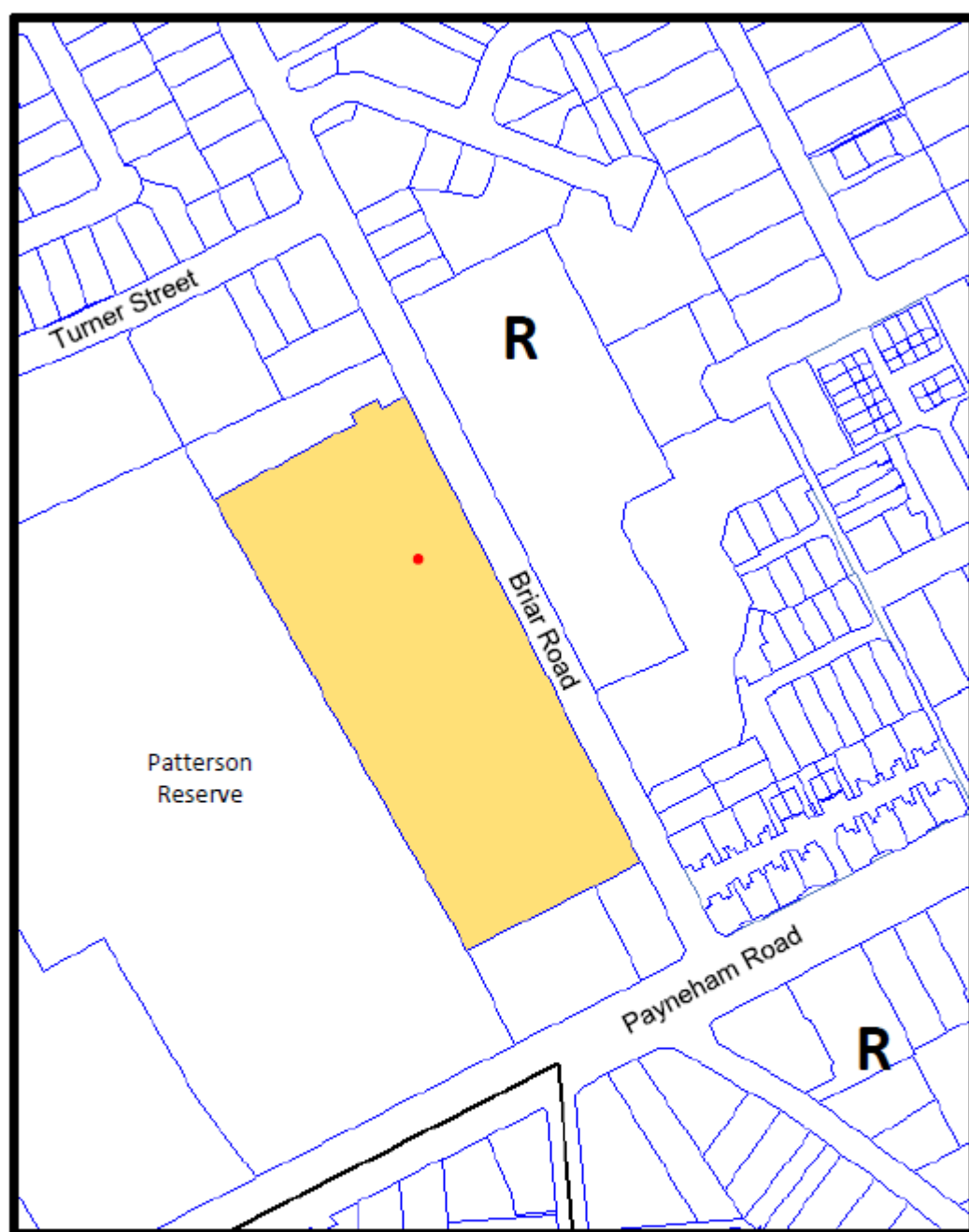
Felixstow Community School

Felixstow Community School is located on Briar Road at Felixstow. The school was newly established by the State Government in 2012, as an expansion (and relocation) of the Rose Park Family Unit. The school is sited on a large allotment which it shares with the Regional Office of the Department for Education and Child Development (DECD). The land is currently zoned 'Residential - Medium Density Policy Area'. There is one (1) Local Heritage Place located on the school site, which is the former Payneham Primary School (1950s building used by DECD).

It is proposed to include all of this land within the Community Zone, Education Policy Area. The Local Heritage Place listing will remain unchanged and development on or adjacent to the Local Heritage Place will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 2 shows the proposed new zoning for the Felixstow Community School.

Figure 2: Felixstow Community School – Zoning Changes



Current Zone

— Zone boundary
R Residential Zone

Proposed Zone

Community Zone – Education Policy Area

Unchanged

• Local Heritage Place

Loreto College

Loreto College is located in Marryatville and Heathpool and has frontages to Portrush Road and Talbot Grove. The main school site is almost wholly located within the Educational Zone, however, the school has over time, purchased other properties, some of which are used for school purposes. The properties owned by the school at 1 Talbot Grove and 1A Stafford Grove (corner of Talbot Grove) are currently zoned 'Residential Character – Heathpool/Marryatville Policy Area'. One of these properties is currently used for student accommodation, with 1 Talbot Grove used for school activities. The school is currently in the process of selling a number of properties located at 2, 4, 6, 8, 10, 12, 14 and 14A Talbot Grove. There are two (2) State Heritage Places located on the school site.

It is proposed to include all of the land currently zoned 'Educational' within the Community Zone – Education Policy Area. The State Heritage Place listing will remain unchanged and development on or adjacent to the listed places will be subject to the unchanged City-Wide Heritage policies. It is also proposed to include the property at 1 Talbot Grove within the Community Zone – Education Policy Area, with the inclusion of policies which address the scale and intensity of development at the interface with residential properties. The property located at 1A Stafford Grove will be retained in the Residential Character Zone as the most appropriate zone for this site for residential use.

Figure 3 shows the proposed new zoning for Loreto College and adjacent properties.

Marden Senior College

Marden Senior College is located at Marden and has a frontage to Marden Road. It occupies part of a larger site, comprising the Azzurri Sports Club, the MARS Recreation Centre and the Adelaide Australia Temple (Jesus Christ of the Latter Day Saints). The site also contains a parcel of land owned by the Minister for Environment and Heritage, which is maintained by the Council and used as practice pitches by the Azzurri Sporting Club. Collectively, these land uses comprise the whole of the Community Uses Zone.

It is proposed to delete the Community Uses Zone in its entirety and include all of the land within the Community Zone, with the transfer of any relevant policies from the existing Community Uses Zone. It is proposed to further delineate the Marden Senior College in the Education Policy Area and the Azzurri Sports Club Inc, MARS Recreation Centre and practice pitches in the Recreation Policy Area. The remaining land, which belongs to the Adelaide Australia Temple, will not be further delineated in a policy area as it is neither recreational nor educational land. The policy applying to this site which is already largely developed would defer to the general provisions of the proposed Community Zone.

Figure 4 shows the proposed new zoning for the Marden Senior College and surrounding land uses.

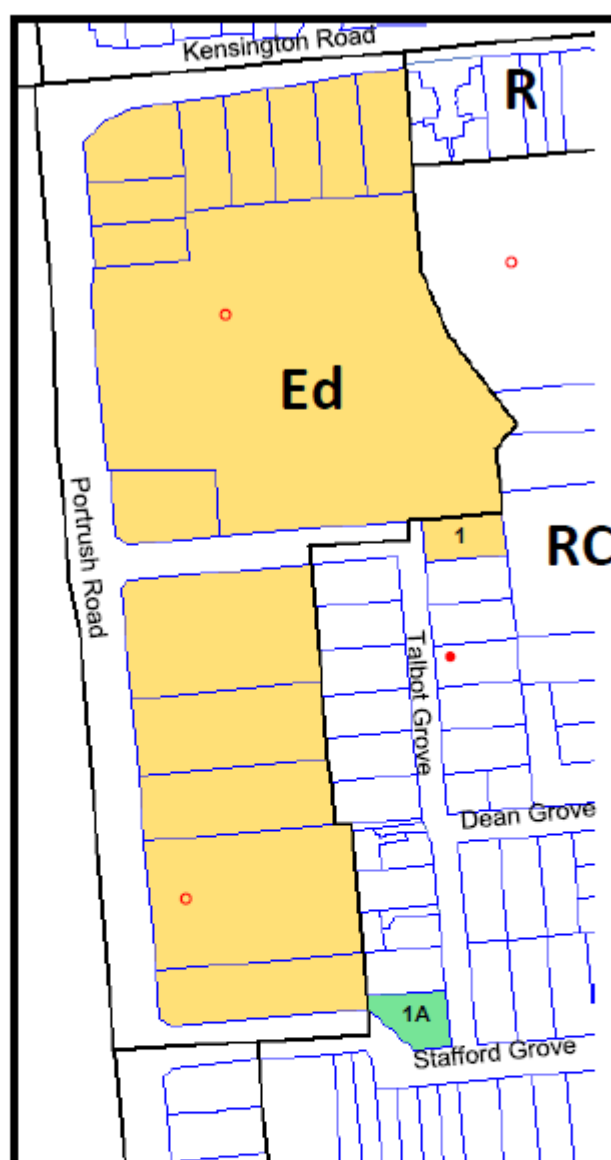
Marryatville High School

Marryatville High School is located in Marryatville and Heathpool and has frontages to Kensington Road, Alnwick Terrace, The Crescent and Dean Grove. The land is currently zoned 'Residential Character - Heathpool/Marryatville Policy Area'. There is one (1) Local Heritage Place and two (2) State Heritage Places located on the school site.

It is proposed to rezone all of the land to 'Community Zone, Education Policy Area', The State and Local Heritage Place listings will remain unchanged and development on or adjacent to the listed Places will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 5 shows the proposed new zoning for Marryatville High School.

Figure 3: Loreto College – Zoning Changes



Current Zone

- Zone boundary
- Ed Educational Zone
- RC Residential Character Zone
- R Residential Zone

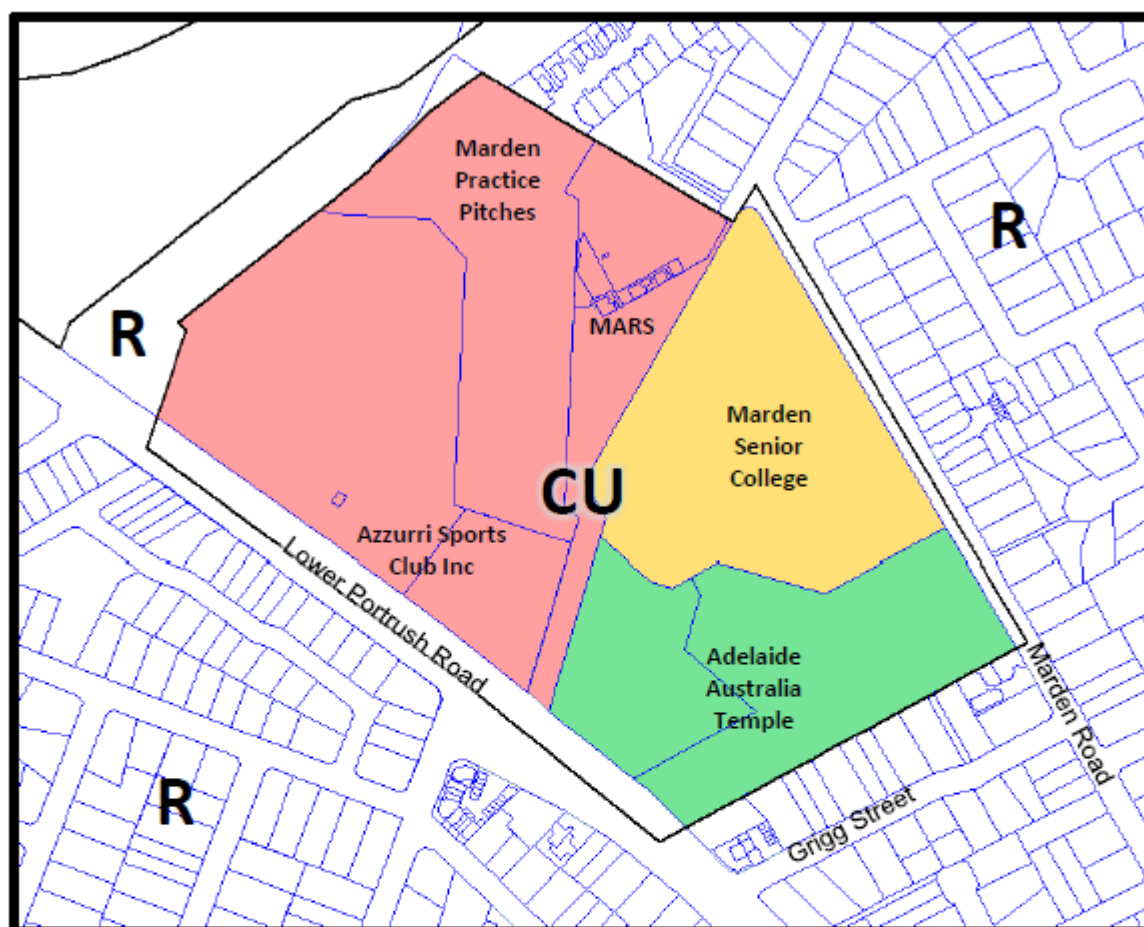
Proposed Zone

- Community Zone – Education Policy Area (Properties owned by Loreto Property Association)

Unchanged

- Retain in Residential Character Zone (Property owned by Loreto Property Association)
- State Heritage Place
- Local Heritage Place

Figure 4: Marden Senior College – Zoning Changes



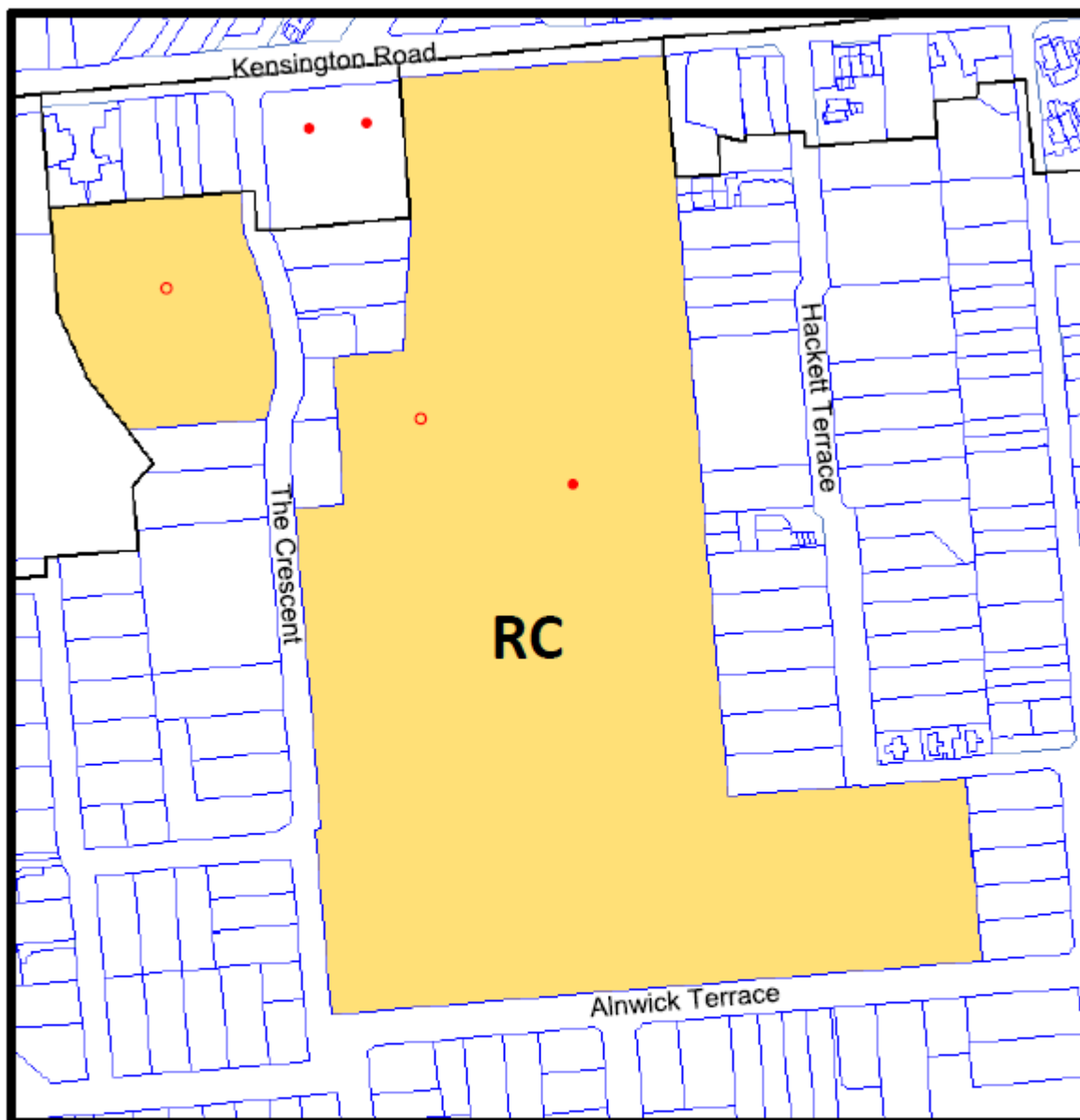
Current Zone

- Zone boundary
- CU** Community Uses Zone
- R** Residential Zone

Proposed Zone

- Community Zone (not to be further designated in a policy area)
- Community Zone – Education Policy Area
- Community Zone – Recreation Policy Area

Figure 5: Marryatville High School – Zoning Changes



Current Zone

- Zone boundary
- RC Residential Character Zone

Proposed Zone

- Community Zone – Education Policy Area

Unchanged

- State Heritage Place
- Local Heritage Place

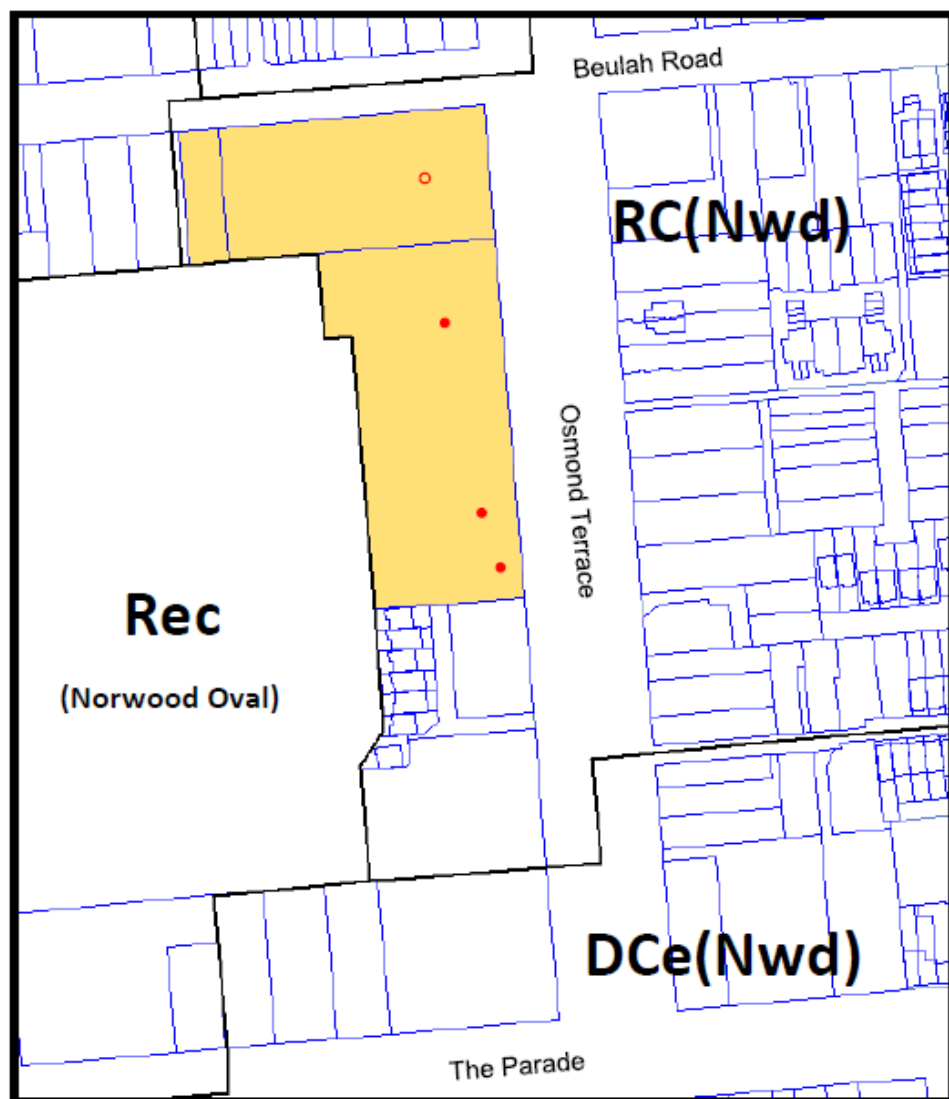
Norwood Primary School

Norwood Primary School is located in Norwood and has frontages to Beulah Road and Osmond Terrace. The land is currently zoned 'Residential Character (Norwood)'. One (1) State Heritage Place and three (3) Local Heritage Places are located on the school site.

It is proposed to rezone all of the land to 'Community Zone - Education Policy Area', The State and Local Heritage Place listings will remain unchanged and development on or adjacent to the listed buildings will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 6 shows the proposed new zoning for Norwood Primary School.

Figure 6: Norwood Primary School –Zoning Changes



Current Zone

—	Zone boundary
DCe(Nwd)	District Centre (Norwood) Zone
Rec	Recreation Zone
RC(Nwd)	Residential Character (Norwood) Zone

Proposed Zone

	Community Zone (properties owned by the Minister for Education)
--	---

Unchanged

○	State Heritage Place
●	Local Heritage Place

St Ignatius College Junior School

St Ignatius College Junior School is located in Norwood and has frontages to Queen Street, William Street and Portrush Road. The land is currently zoned 'Educational – St Ignatius Policy Area' and 'Residential Character (Norwood)'. Four (4) Local Heritage Places are located on the school site.

It is proposed to rezone all of the land to 'Community Zone - Education Policy Area', with the transfer of relevant policies from the current Educational Zone, St Ignatius Policy Area. The site adjoins St Joseph's Memorial School (Norwood) (discussed in the next section below), which will also be included in the proposed Community Zone – Education Policy Area. The Local Heritage Place listings will remain unchanged and development on or adjacent to the Local Heritage Places will be subject to the unchanged City-Wide 'Heritage' policies.

The College also owns three (3) properties which are not part of the school site and do not form part of the school's operations. They are:

- 275-277 Portrush Road, Norwood, which is located within the District Centre (Norwood) Zone and is not contiguous to the school site. The land comprises the landmark former 'water tower' structure and an adjacent dwelling which is no longer in residential use. The current District Centre (Norwood) Zone policies support significant development opportunities on this land, therefore it is proposed that the zoning of 275-277 Portrush Road remains unchanged; and
- 27 Cairns Street, Norwood, which is located within the Residential Character (Norwood) Zone and is contiguous to the school site. The property is currently identified on Concept Plan Fig RC(N)/1 as being part of a pocket of character housing to which additional land division controls apply. The dwelling is considered to be integral to the low-scale residential character of Cairns Street and as such, it is proposed that this property should be retained in the Residential Character (Norwood) Zone.

The Council understands that the College is not seeking to have these three (3) properties rezoned.

Figure 7 shows the proposed new zoning for St Ignatius College Junior School and other land owned by the College.

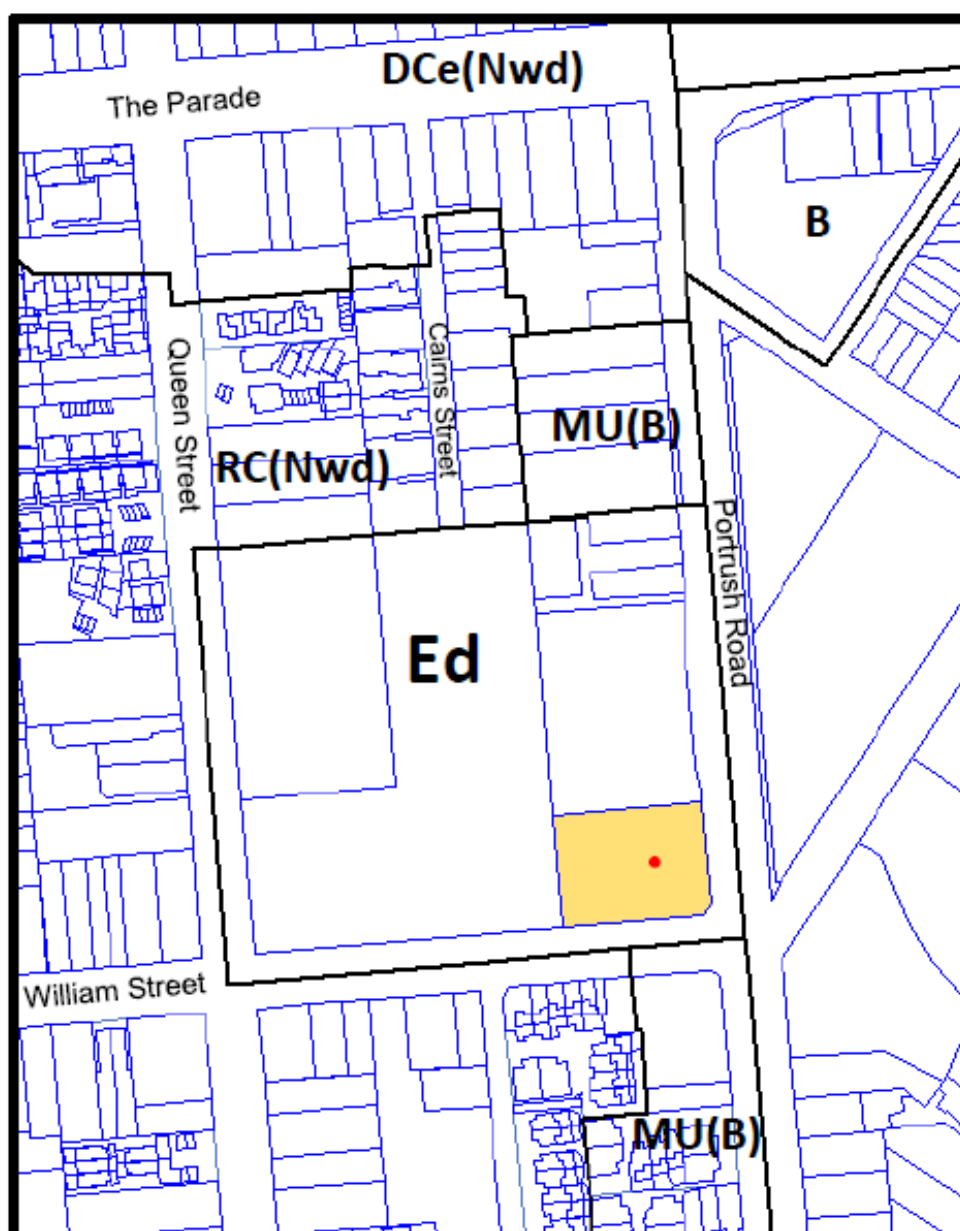
St Joseph's Memorial School (Norwood)

St Joseph's Memorial School (Norwood) is located on the corner of William Street and Portrush Road, Norwood, adjacent to the St Ignatius College Junior School. The land is currently zoned 'Educational - St Ignatius Policy Area'. There is one (1) Local Heritage Place located on the school site.

It is proposed to rezone all of the land to 'Community Zone - Education Policy Area', with the transfer of relevant policies from the current Educational Zone, St Ignatius Policy Area. The Local Heritage Place listing will remain unchanged and development on or adjacent to the Local Heritage Place will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 8 shows the proposed new zoning for St Joseph's Memorial School (Norwood).

Figure 8: St Joseph's Memorial School (Norwood) – Zoning Changes



Current Zone

- Zone boundary
- B** Business Zone
- Ed** Educational Zone
- DCe(Nwd)** District Centre (Norwood) Zone
- MU(B)** Mixed Use B Zone
- RC(Nwd)** Residential Character (Norwood) Zone

Proposed Zone

- Community Zone – Education Policy Area

Unchanged

- Local Heritage Place

St Joseph's School (Payneham)

St Joseph's School (Payneham), has frontages to Portrush Road, Marian Road and Tarcoma Avenue. The land is currently zoned 'Residential'. There is one (1) Local Heritage Place located on the school site. The school also owns a property located at 9 Marian Road, Payneham, which has been converted from the previous residential use to a play area associated with the school.

It is proposed to rezone all of the land, including the property located at 9 Marian Road, to 'Community Zone - Education Policy Area'. The policies of the Community Zone will require that development adjacent to existing residentially zoned land is of a scale that is compatible with adjacent residential areas. Any redevelopment of the land located adjacent The Local Heritage Place listing will remain unchanged and development on or adjacent to the Local Heritage Place will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 9 shows the proposed new zoning for St Joseph's School (Payneham).

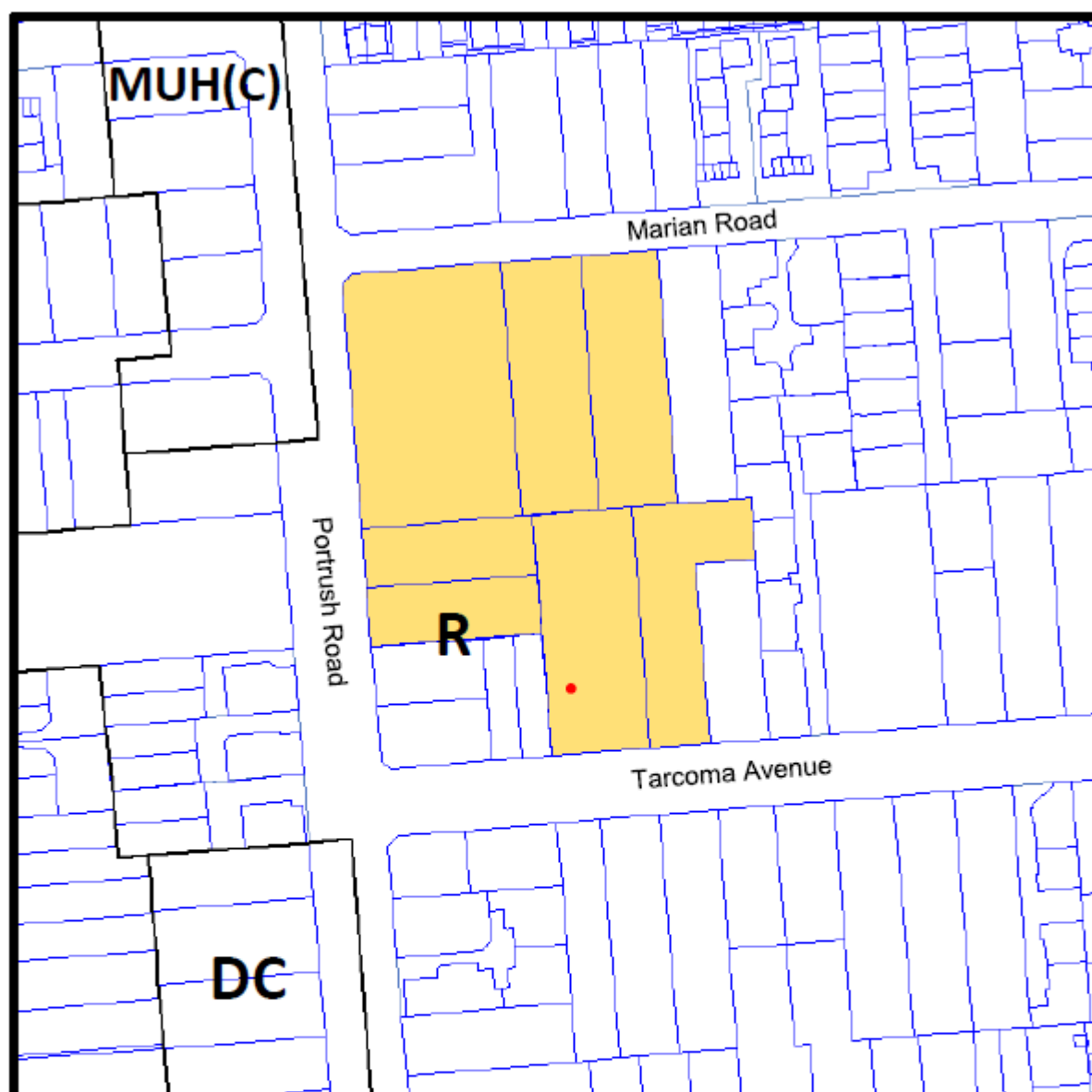
Trinity Gardens School

Trinity Gardens School is located in Trinity Gardens and has frontages to Portrush Road, Devitt Avenue, Aberdare Avenue, Aveland Avenue, Amherst Avenue and Jones Avenue. The land is currently zoned 'Residential' and 'Residential Character - Trinity Gardens/St Morris Policy Area'. There is one (1) Local Heritage Place located on the school site.

It is proposed to rezone all of the land to 'Community Zone - Education Policy Area', The Local Heritage Place listing will remain unchanged and development on or adjacent to the Local Heritage Place will be subject to the unchanged City-Wide 'Heritage' policies.

Figure 10 shows the proposed new zoning for Trinity Gardens School.

Figure 9: St Joseph's School (Payneham). – Zoning Changes



Current Zone

- Zone boundary
- R** Residential Zone
- DC** District Commercial Zone
- MUH(C)** Mixed Use Historic (Conservation) Zone

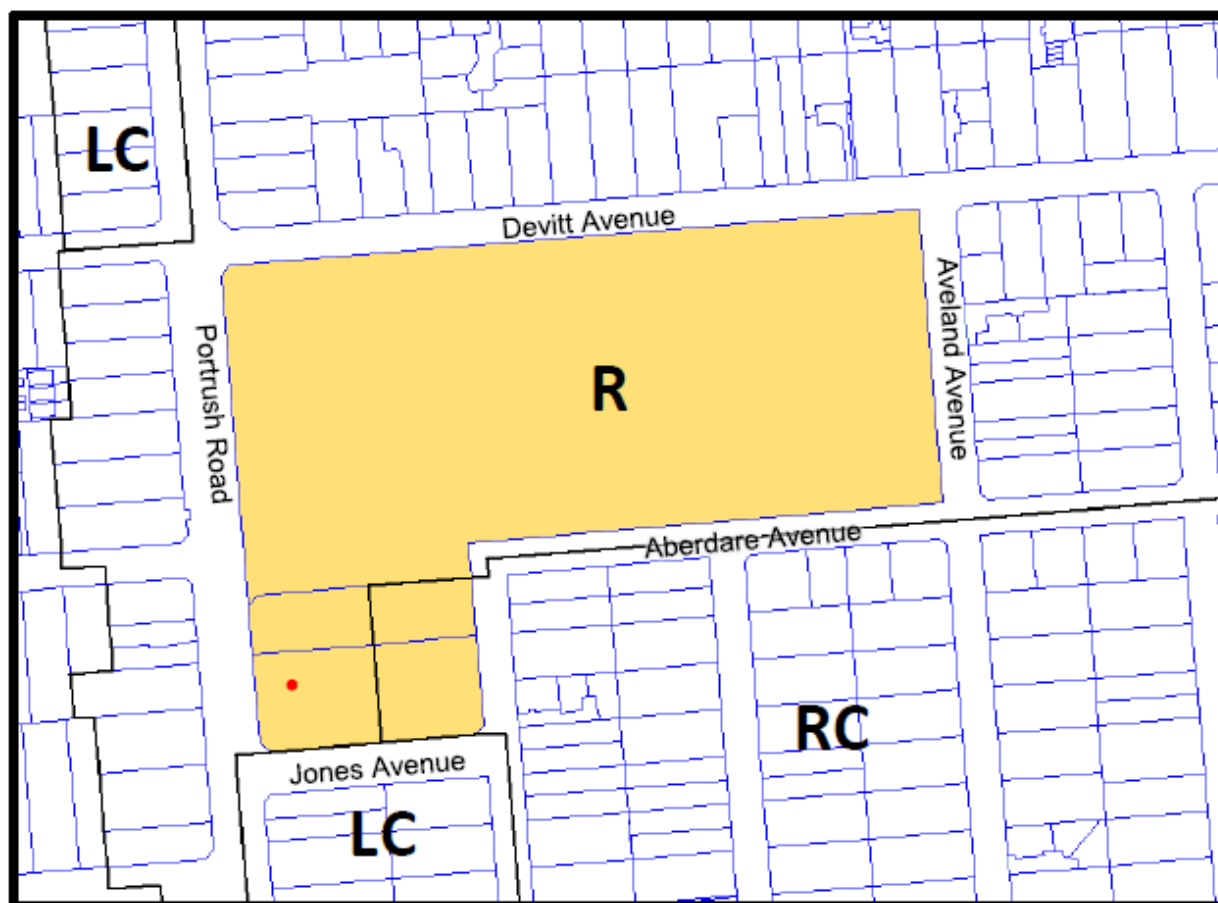
Proposed Zone

- Community Zone – Education Policy Area

Unchanged

- Local Heritage Place

Figure 10: Trinity Gardens School – Zoning Changes



Current Zone

- Zone boundary
- R** Residential Zone
- RC** Residential Character Zone
- LC** Local Commercial Zone

Proposed Zone

- Community Zone – Education Policy Area (properties owned by the Minister for Education)

Unchanged

- Local Heritage Place

3.2.2.2 Schools either partially or wholly within Historic (Conservation) Zones

There are seven (7) educational establishments which are currently either wholly or partly, located within the Residential Historic (Conservation) Zone or the Mixed Use Historic (Conservation) Zone. They are:

- East Adelaide School
- Marryatville Primary
- Mary MacKillop College
- Prince Alfred College (partially)
- Pembroke College (partially)
- St Peters College (partially)
- St Joseph's Memorial School (Kensington)

In relation to each of the above schools, the following proposed zoning structure is set out below.

East Adelaide School

The East Adelaide School is located in St Peters and has frontages to Second and Third Avenues, Winchester Street and Westminster Street. The land is currently zoned 'Residential Historic (Conservation) Zone – The Avenues Policy Area'. There are six (6) Local Heritage Places located on the school site.

Other than the six (6) Local Heritage Places, the school buildings on the land have a very different appearance and character to that sought by the policies of the Zone. The six (6) Local Heritage Places will retain their current status and demolition will be controlled under any proposed zoning option. The Avenues Policy Area is silent on development associated with the school and as such has no relevance to development proposals on the school site, making assessment of any future Development Applications difficult.

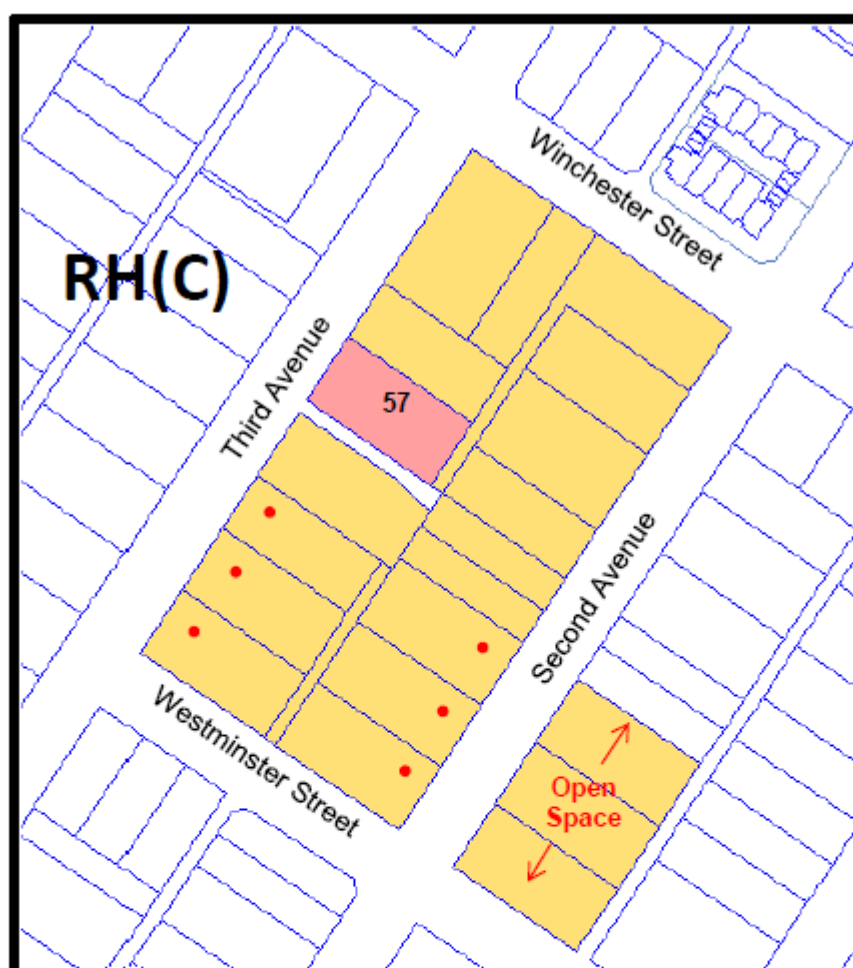
It is therefore proposed that the entire school site (including the open space on the south-eastern side of Second Avenue) be rezoned to 'Community Zone, Education Policy Area'. Policies have been drafted for inclusion in the Desired Character Statement of the Education Policy Area, to ensure that any new development associated with the school is sympathetic to the surrounding historic character.

Located at 57 Third Avenue, a privately owned dwelling is surrounded by school land. The Council understands that the Department of Education and Child Development (DECD) would like to purchase this property to annex to the school site. The property would make a logical extension to the school site and from a planning perspective, it would be preferable to create a more regular and cohesive zone boundary along this section of Third Avenue. The inclusion of this property in the Community Zone would not have any impact on its current use as a dwelling, or its existing use rights as a dwelling should the property owner wish to redevelop the site with a replacement detached dwelling. Nor would there be any loss of development potential under a different zone, as under the current Residential Historic (Conservation) Zone policies, further intensification of the land (for more than one dwelling) would not be possible.

As such, it is proposed to also include this privately owned property in the Community Zone-Education Policy Area.

Figure 11 shows the proposed zoning of the East Adelaide School.

Figure 11: East Adelaide School – Zoning Changes



Current Zone

— Zone boundary

RH(C) Residential Historic (Conservation) Zone

Proposed Zone

Community Zone – Education Policy Area (properties owned by the Minister for Education)

Community Zone – Education Policy Area (property in private ownership)

Unchanged

Local Heritage Place

Marryatville Primary School

Marryatville Primary School is located in Kensington and has frontages to Shipsters Road, Regent Street and Dankel Avenue. The land is currently zoned 'Residential Historic (Conservation) – Kensington 3 Policy Area'. The school site comprises the whole of the Kensington 3 Policy Area, however, there are no buildings or structures of heritage significance located on the school site (all being constructed in post War eras). As such, there is no reason to maintain 'heritage' zoning over the land, providing that future development respects the surrounding historic residential development.

It is therefore proposed to rezone all of the land to 'Community Zone – Education Policy Area' with the transfer of current policy which guides the siting of new development on the subject land. Policies have also been drafted to ensure that development associated with the school is sympathetic to the surrounding historic character.

As all of the land in the Kensington 3 Policy Area of the Residential Historic (Conservation) Zone is proposed to be rezoned, the Policy Area will be deleted in its entirety.

Figure 12 shows the proposed zoning of the Marryatville Primary School.

Mary MacKillop College

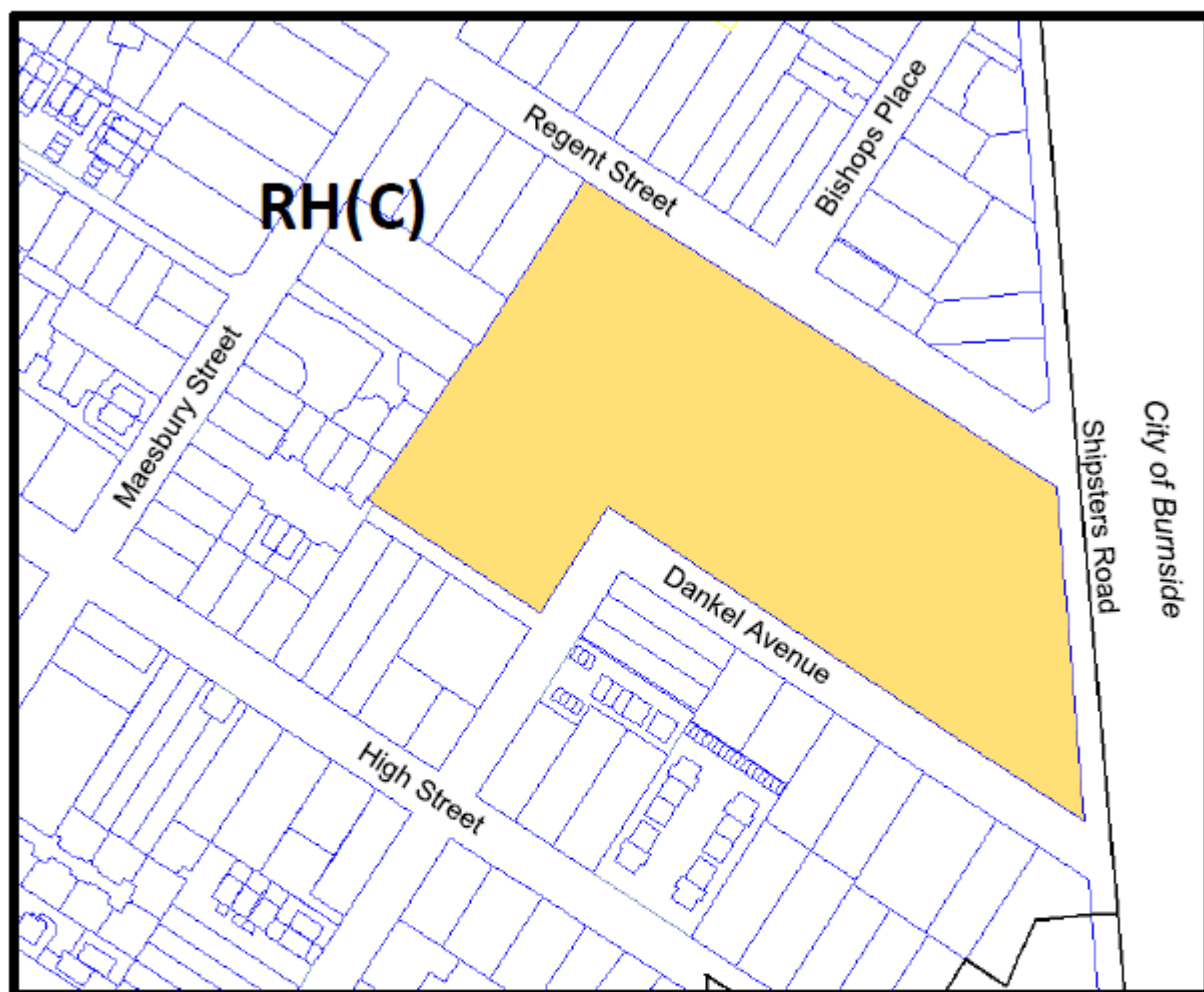
Mary MacKillop College is located in Kensington and has frontages to High Street, Thornton Street and Phillips Street. The land is currently zoned 'Residential Historic (Conservation) Zone - Kensington 2 Policy Area'. Also within the Kensington 2 Policy Area are the Convent and nursing home sites located on the western side of Phillips Street, which are also owned by the Sisters of St Joseph. While there are buildings of State Heritage significance on the Convent and nursing home sites, there are no buildings of heritage significance on the school site. As such, there is no reason to maintain 'heritage' zoning over the site of the College, providing that future development respects the surrounding historic development.

It is therefore proposed to rezone the College-owned land east of Phillips Street to 'Community Zone – Education Policy Area' with the inclusion of policies to ensure that any development associated with the school is sympathetic to the surrounding historic character.

Given the residential nature of the land uses west of Phillips Street and the State Heritage significance of the original chapel and Convent buildings, it is proposed to retain this land in the Residential Historic (Conservation) Zone. As such, the policies of the Kensington 2 Policy Area will be amended to reflect the removal of the College site.

Figure 13 shows the proposed zoning of Mary MacKillop College.

Figure 12: Marryatville Primary School – Zoning Changes



Current Zone

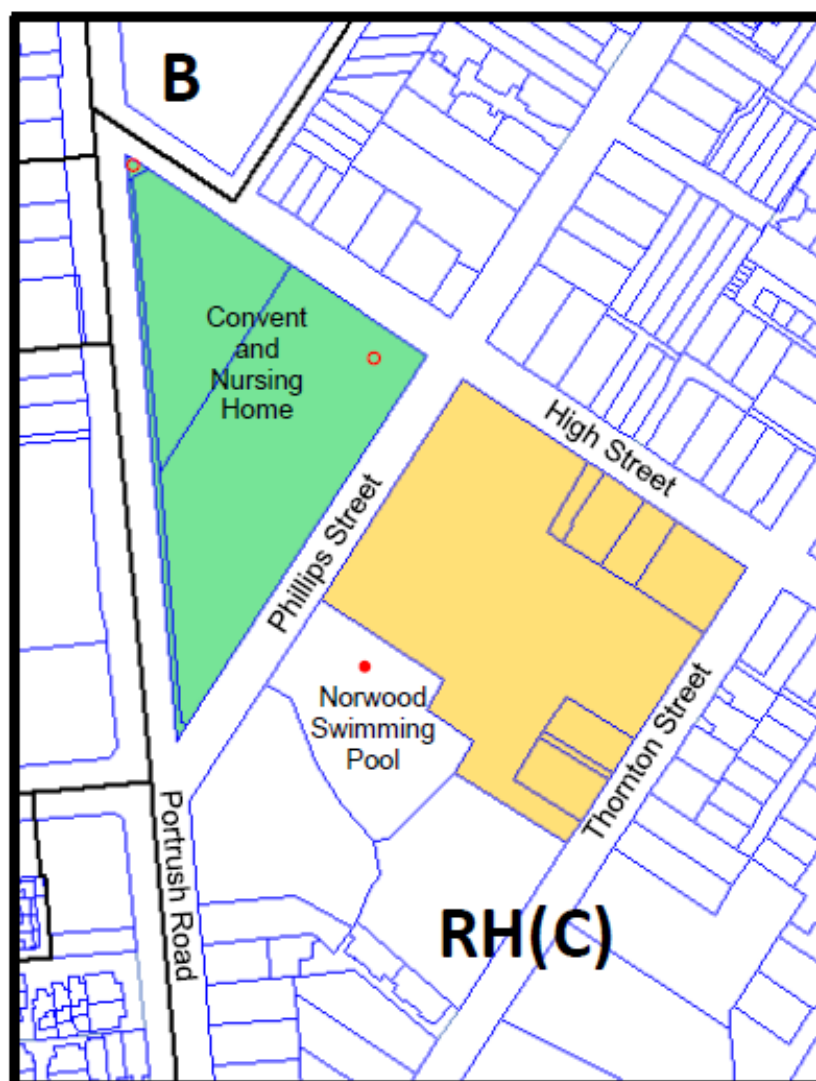
— Zone boundary

RH(C) Residential Historic (Conservation) Zone

Proposed Zone

Community Zone – Education Policy Area

Figure 13: Mary MacKillop College – Zoning Changes



Current Zone

- Zone boundary
- RH(C)** Residential Historic (Conservation) Zone
- B** Business

Proposed Zone

- Community Zone – Education Policy Area (properties owned by Congregation of Sisters of St Joseph SA Inc)
- Retain in Residential Historic (Conservation) Zone (Properties owned by Congregation of Sisters of St Joseph SA Inc)

Unchanged

- State Heritage Place
- Local Heritage Place

Prince Alfred College

Prince Alfred College is located in Kent Town and has frontages to Dequetteville Terrace, Capper Street, The Parade West and Flinders Street. The majority of the College site is located within the Educational Zone – Prince Alfred College Policy Area. The Preparatory School which is located in the south-eastern most part of the College grounds (fronting Dequetteville Terrace) is zoned 'Mixed Use Historic (Conservation) – Dequetteville Terrace Policy Area'. The College also owns a number of residential properties located along Flinders Street and the southern side of The Parade West, which are zoned 'Residential Historic (Conservation) – Kent Town 1 Policy Area' and properties located on the northern side of The Parade West, which are zoned 'Urban Corridor Zone – High Street Policy Area'. **Figure 14** shows the current zoning for all properties owned by the College.

It is proposed to rezone all of the land currently in the Educational Zone to 'Community Zone – Education Policy Area', with the transfer of any relevant policy from the current zone. As a result, the Prince Alfred Policy Area will not be required and will be totally deleted.

The properties located on the northern side of the Parade West (34 - 36 The Parade West) will be retained in the Urban Corridor Zone, as this zone currently provides the most flexible development options for the land.

The Council understands that the two (2) properties located on the southern side of The Parade West (49 and 53 The Parade West) are not critical to any future re-development plans for the College and given that they are part of a group of intact residential cottages, it is proposed that their current zoning (Residential Historic (Conservation) Zone) is retained.

The College owns twelve (12) properties (including a number of units) located on the north-western side of Flinders Street and one (1) property on the south-eastern side of Flinders Street, all of which are located within the Residential Historic (Conservation) Zone – Kent Town 1 Policy Area. The property located on the south-eastern side of Flinders Street (32 Flinders Street) will be retained in the Residential Historic (Conservation) Zone, as it is the only property owned by the College on this side of Flinders Street and is surrounded by other residential properties.

Of the twelve (12) properties located on the north-western side of Flinders Street, one (1) is identified as Local Heritage Place (29 Flinders Street) and one (1) is a State Heritage Place (19 Flinders Street). Both of these properties will retain their current heritage status and demolition will be controlled under any proposed zoning option. Seven (7) of the twelve (12) properties were constructed prior to 1940 and due to their age, are considered to make a contribution to the historic streetscape character. If they were to be taken out of the Residential Historic (Conservation) Zone, demolition control would be lost and they could be demolished 'as of right'.

In the context of what the Council understands to be the College's future re-development plans, the Council's Heritage Advisor, David Brown of BB Architects, was asked to comment on the option of removing 11A, 15, 17, 19 and 21 Flinders Street from the Residential Historic (Conservation) Zone, which would extend development opportunities along the Flinders Street frontage for the non-heritage listed properties. Mr Brown's advice concluded that notwithstanding the possible loss of three (3) properties which contribute to the historic streetscape (11A, 17 and 21 Flinders Street), the overall impact on Flinders Street is not likely to be overly significant, particularly given the visual prominence of the State Heritage listed Headmaster's residence along this section of Flinders Street. The main concern raised by Mr Brown was regarding how any new development might affect the curtilage of the State Heritage Place at 19 Flinders Street. In this regard, any future development proposal which is likely to impact on the State Heritage Place and its setting would be referred to the Minister responsible for State Heritage for advice (and concurrence if that advice is disregarded) and as such, any impacts would be carefully considered at the Development Assessment stage.

Notwithstanding this, the Council considers that the State Heritage Place forms an appropriate 'bookend' to the remainder of the Residential Historic (Conservation) Zone along the northern end of Flinders Street and as such, it is proposed to only rezone 11A, 15, 17 and 19 Flinders Street and retain 21 Flinders Street within the Residential Historic (Conservation) Zone. On balance, this

will allow the College to pursue some development options along the Flinders Street frontage whilst protecting the collective integrity of the original built form along this section of Flinders Street. Whilst the removal of 21 Flinders Street was considered, it has been concluded that this property and the remaining College-owned properties located at 25 – 35 Flinders Street, should be retained in the Residential Historic (Conservation) Zone.

As a result of the proposed removal of 11A – 19 Flinders Street from the Residential Historic (Conservation) Zone, a small section of remaining Residential Historic (Conservation) Zone on the north-western side of Flinders Street (3 – 11 Flinders Street) is also proposed to be rezoned. Other than one (1) Local Heritage Place at 9 Flinders Street, this small section of the Zone comprises units and townhouses which do not contribute to the desired character of the Zone. As such, this section of Flinders Street is proposed to be included in the Residential Zone – Medium Density Policy Area.

The site of the Preparatory School (located in the south-eastern most part of the College grounds fronting Dequetteville Terrace) is currently zoned 'Mixed Use Historic (Conservation) – Dequetteville Terrace Policy Area'. It is the only remaining portion of the Mixed Use Historic (Conservation) Zone west of Flinders Street and is not contiguous with the other portion of the Zone, which is located further east along Dequetteville Terrace. The building on this part of the College is a pre-1940s 'Spanish Mission' style structure. Given its era of construction, whilst an interesting style, the building is not considered to contribute to the desired character of the Dequetteville Terrace Policy Area, which is specifically characterised by *'late 19th and early 20th Century mansions set back from Dequetteville Terrace in established garden settings'*. As such, it is also proposed to also include this land in the Community Zone – Education Policy Area.

Figure 15 shows the proposed zoning of Prince Alfred College and the adjacent land.

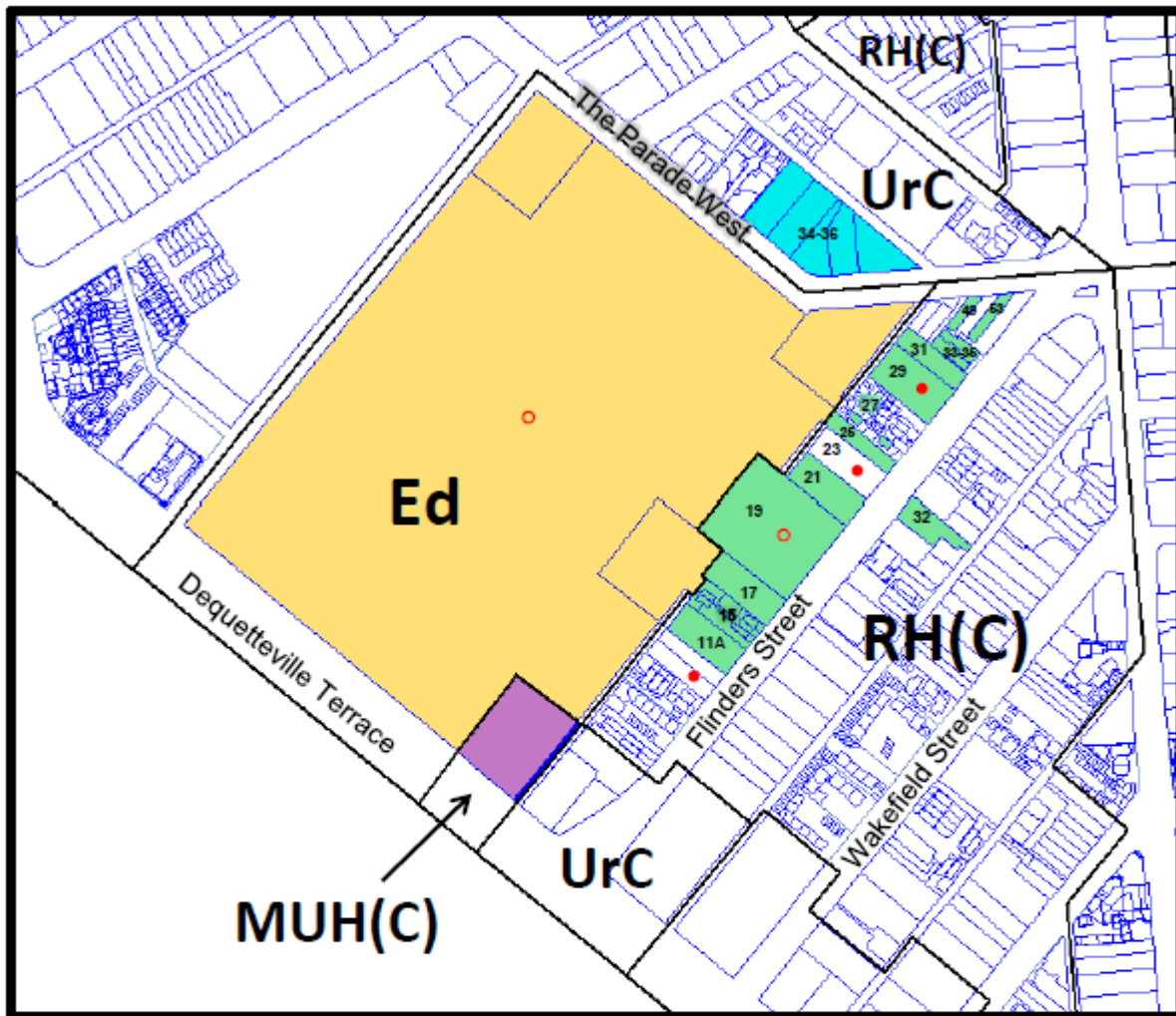
Pembroke College

Pembroke College, an established educational campus previously entirely located in the City of Burnside, now incorporates the former Kensington Centre site, which is located on the corner of Shipsters Road and Hill Street, Kensington. The land is approximately 3700m² in area and is currently zoned 'Mixed Use Historic (Conservation) – Kensington Policy Area'.

On 13 April 2017 the Development Assessment Commission approved the demolition of existing buildings at 3 Shipsters Road and 342 The Parade, Kensington (including demolition of a Contributory Item) and construction of a new school building and footbridge. As previous buildings on the site have been cleared and the new building is under construction, the site does not contain buildings which contribute to the desired character as described for the Policy Area. As such, it is proposed to rezone the entire site, to Community Zone – Education Policy Area.

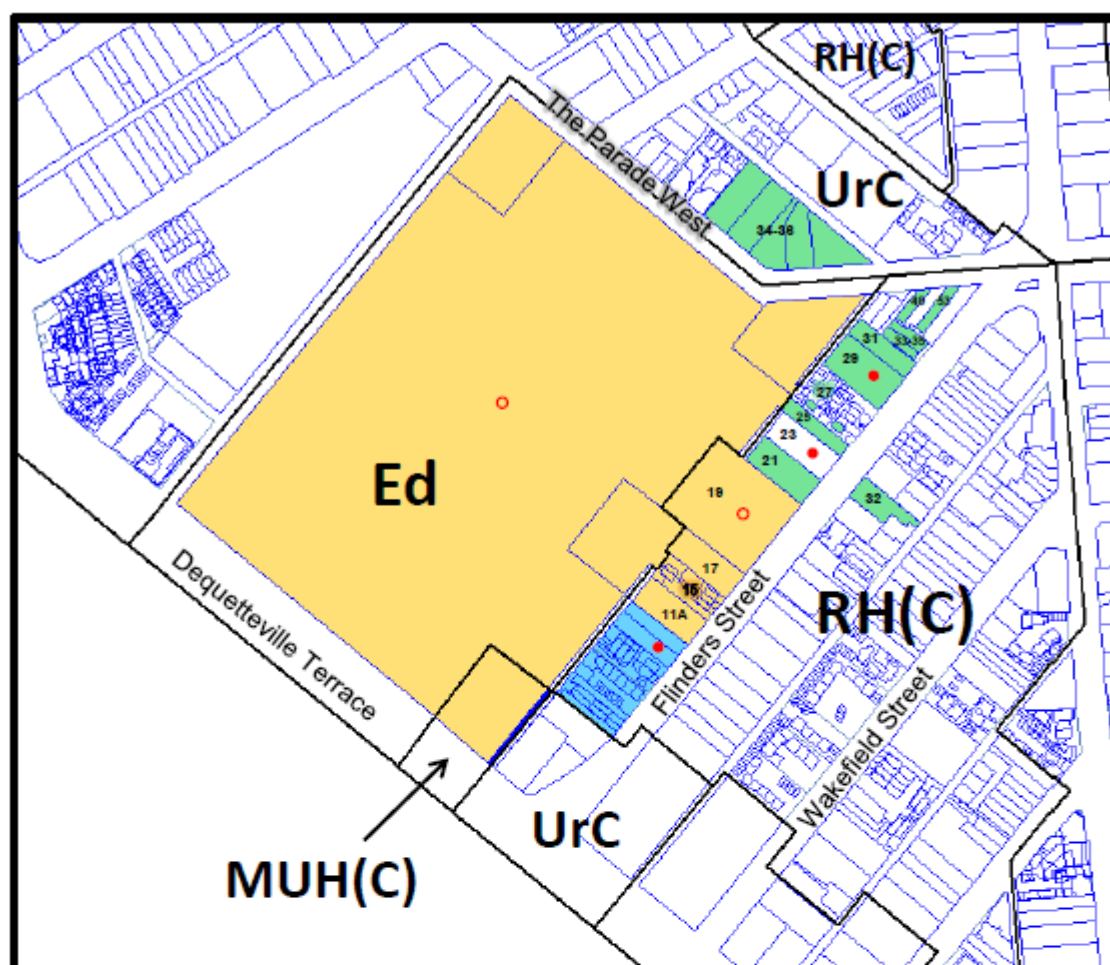
Figure 16 shows the proposed zoning of the Pembroke College site.

Figure 14: Prince Alfred College – Current Zoning of College owned properties



- Educational Zone
- Residential Historic (Conservation) Zone
- Urban Corridor Zone
- Mixed Use Historic (Conservation) Zone
- State Heritage Place
- Local Heritage Place

Figure 15: Prince Alfred College – Zoning Changes



Current Zone

—	Zone boundary
Ed	Educational Zone
MUH(C)	Mixed Use Historic (Conservation) Zone
RH(C)	Residential Historic (Conservation) Zone
UrC	Urban Corridor Zone

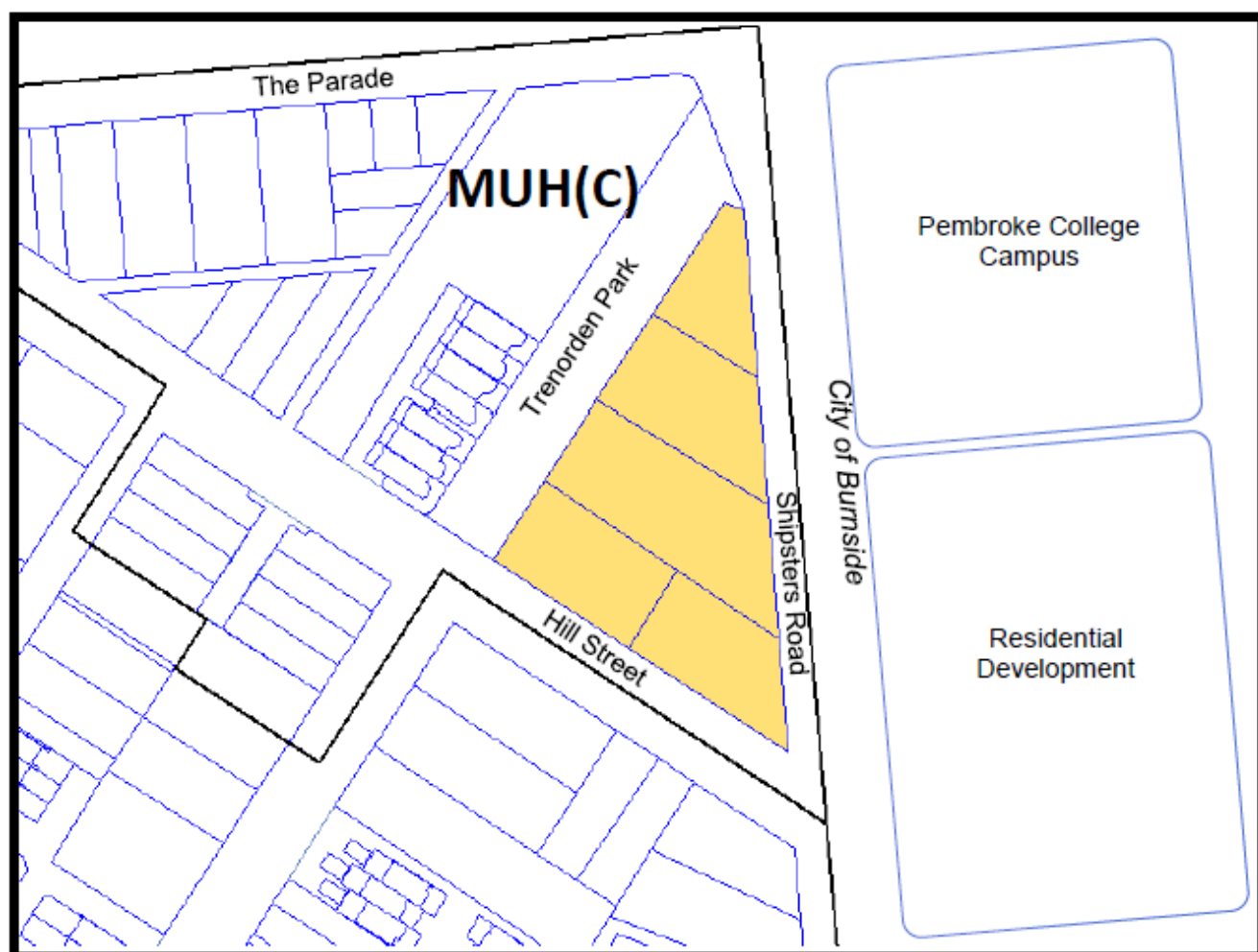
Proposed Zone

	Community Zone – Education Policy Area (properties owned by Prince Alfred College)
	Residential Zone – Medium Density Policy Area (properties <u>not</u> owned by the College)

Unchanged

	Retain in Residential Historic (Conservation) and Urban Corridor Zones (properties owned by Prince Alfred College)
○	State Heritage Place
●	Local Heritage Place

Figure 16: Pembroke College – Zoning Changes



Current Zone

— Zone boundary

MUH(C) Mixed Use Historic (Conservation) Zone

Proposed Zone

Community Zone – Education Policy Area (properties owned by Pembroke College)

St Peters College

St Peters College is located in Hackney and has frontages to Hackney Road, Athelney Avenue, North Terrace, Rugby Street, Pembroke Street, Eaton Lane, Cambridge Street and Hatswell Street. Most of the College-owned land is zoned 'Special Uses', with the exception of eight (8) adjacent allotments – six (6) being in the Residential Character Zone – Hackney Policy Area and two (2) being fully or partly in the Residential Historic (Conservation) Zone – College Park Policy Area. This includes the large site fronting Hackney Road and Cambridge Street previously used as the Sanitarium factory. The College also owns a unit at the rear of Vailima Court (15/6 Vailima Court), which forms part of residential flat building that is identified as a Local Heritage Place. The site is fenced off from the College grounds and has no operational relationship to the school.

With regard to the land which is owned by the College but located outside of the Special Uses Zone, the following is proposed:

- A property located at 24 Trinity Street, College Park, comprises a substantial dwelling which serves as the Principal's residence. The property is zoned 'Residential Historic (Conservation)' and the dwelling is identified as a Contributory Item within the College Park Policy Area. Given its most likely long-term use as a residence and the need to ensure that demolition control is retained, it is considered appropriate to retain this property in the Residential Historic (Conservation) Zone, with its status unchanged.
- Also within the Residential Historic (Conservation) Zone is a portion of a larger allotment (2A Rugby Street, Hackney) on which is sited a swimming pool belonging to the College. The land is located to the rear of dwellings fronting Trinity Street (6-10 Trinity Street, College Park). As it does not contribute in any way to the streetscape it is proposed to include this land in the Community Zone – Education Policy Area.
- The five (5) allotments located in the Residential Character Zone include three (3) vacant allotments comprising the Hackney Vest Pocket Park (located on the corner of Botanic Street and Athelney Avenue), one (1) allotment being part of a storage area within the school grounds and one (1) allotment fronting Hackney Road (55 Hackney Road) comprising a former dwelling which is now used for school purposes. It is proposed to include all five (5) allotments in the Community Zone - Education Policy Area. Although the College owns the Hackney Vest Pocket Park, the Park is currently in the Council's care and control and is fenced off from the College grounds as a small local park. The Council understands that the College would like to take back this land at some time in the future. Whether it is retained as a park under the Council's control, or 'returned' and annexed to the College grounds, its inclusion in the Community Zone is considered appropriate.
- The unit located at 15/6 Vailima Court will remain in the Residential Character Zone, as it is part of a larger residential site and has limited redevelopment potential due to its Local Heritage Place status.
- The former Sanitarium property located at 71-77 Hackney Road, Hackney (adjacent Cambridge Street and Hatswell Street) is currently within the Residential Character Zone. This property has been recently purchased by St Peters College. The College intends to develop the property for low intensity uses, such as sporting grounds and facilities, minor school maintenance storage and associated car parking. Development of this nature is considered appropriate for the property, in the context of its siting adjacent to established residential uses. As the property is likely to be used for school purposes in the future, it is proposed to include this land in the Community Zone – Education Policy Area.

Figure 17 shows the proposed zoning for St Peters College and adjacent properties.

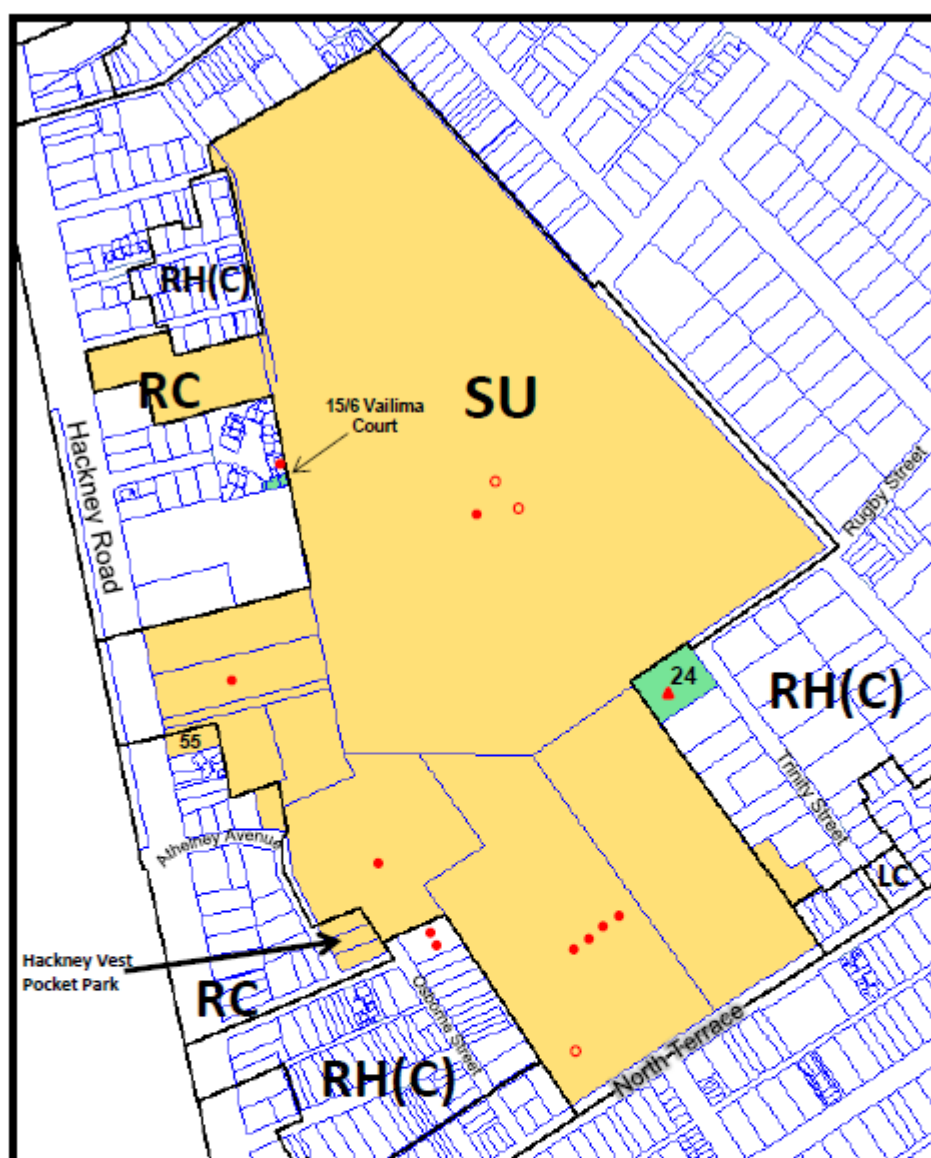
St Joseph's Memorial School (Kensington)

St Joseph's Memorial School is located at Kensington and has frontages to Bridge Street and High Street. The land is zoned 'Residential Historic (Conservation) – Kensington 1 Policy Area'. There is one (1) Local Heritage Place located on the school site and none of the other buildings on the land are identified as contributing to the historic character of the Zone, due to their institutional nature and era of development.

It is proposed to include all of the land within the Community Zone – Education Policy Area. The Local Heritage Place listing will remain unchanged and development on or adjacent to the listed buildings will be subject to the unchanged City-Wide 'Heritage' policies. The new policies included in the Community Zone will require that any development associated with the school is sympathetic to the surrounding residential historic character.

Figure 18 shows the proposed zoning for St Joseph's Memorial School (Kensington).

Figure 17: St Peters College and Cambridge Street– Zoning Changes



Current Zone

- Zone boundary
- RC Residential Character Zone
- RH(C) Residential Historic (Conservation) Zone
- SU Special Uses

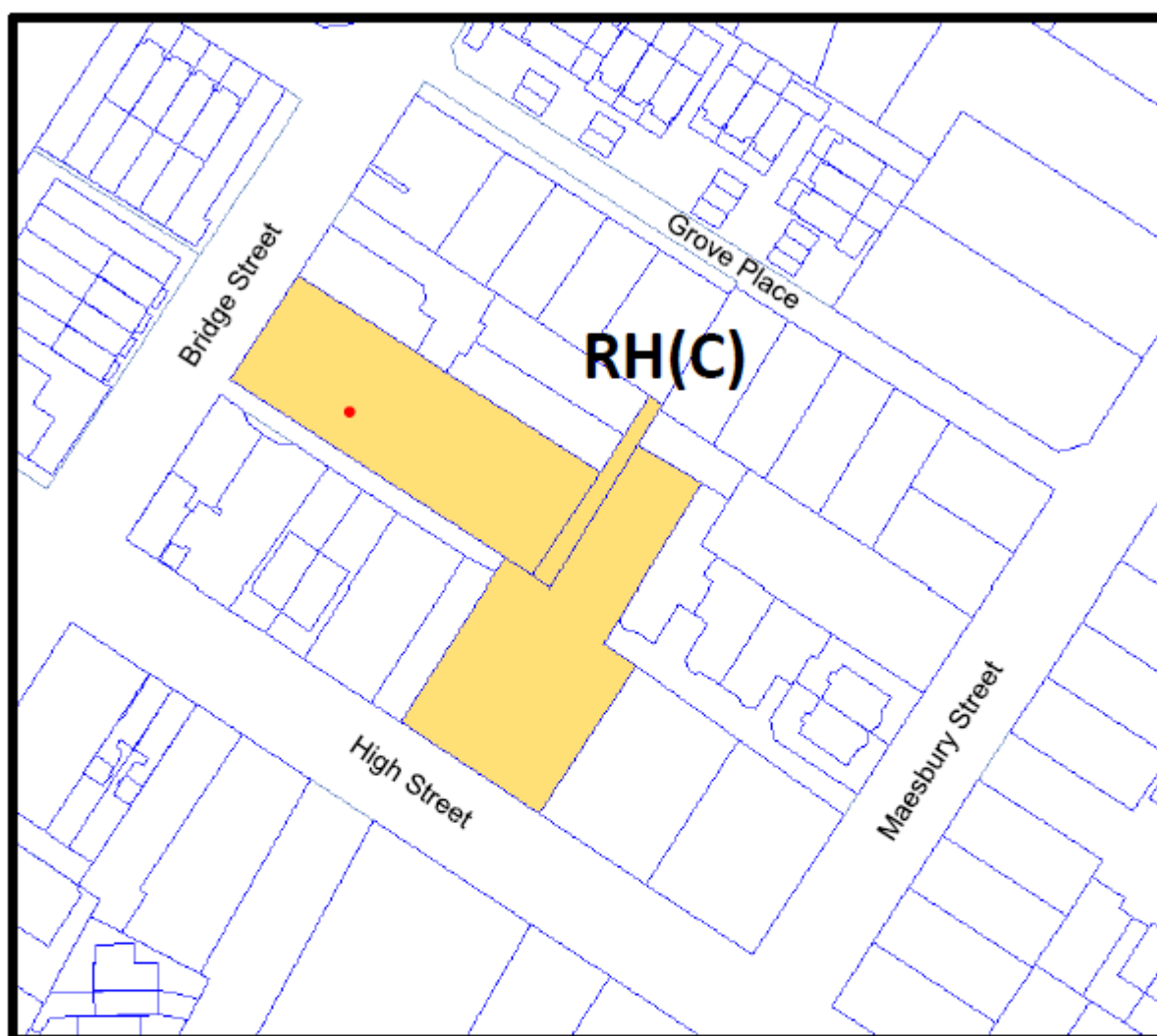
Proposed Zone

- Community Zone – Education Policy Area (properties owned by St Peters College)

Unchanged

- Retain in Residential Character and Residential Historic (Conservation) Zones (properties owned by St Peters College)
- State Heritage Place
- Local Heritage Place
- ▲ Contributory Item

Figure 18: St Joseph's Memorial School (Kensington) – Zoning Changes



Current Zone

— Zone boundary

RH(C) Residential Historic (Conservation) Zone

Proposed Zone

Community Zone – Education Policy Area (properties owned by the school)

Unchanged

● Local Heritage Place

3.2.3 Proposed rezoning of Payneham Cemetery

Within the Council's Development Plan, other than the St Peters College site, the Special Uses Zone only applies to one other site, being the Payneham Cemetery, which is located on Marian Road at Payneham South. Although the Statement of Intent for the draft DPA does not specifically address the Payneham Cemetery site, the retention of the Special Uses Zone just for this site is not considered necessary, nor in keeping with the objective of reducing the number of different zones in Development Plans.

It is proposed to also rezone the Payneham Cemetery as a consequence of rezoning St Peters College, which will allow the Special Uses Zone to be totally deleted from the Development Plan. Although a cemetery is not a specifically anticipated land use within the Community Zone, the cemetery is an existing, established land use and the proposed zone change will not affect the day to day operations of the cemetery.

3.3 Proposed Development Plan Amendments

The following section summarises how the Norwood Payneham and St Peters (City) Development Plan will be amended to reflect the proposed policy changes.

The Norwood Payneham and St Peters (City) Development Plan contains the guidelines (or policies) against which all new development is required to be assessed. These policies guide land use and built form and are used to assess the impacts of proposed new development on the surrounding environment.

3.3.1 Changes to the 'City-Wide' section of the Development Plan

The City-Wide section of the Development Plan contains general policies that can apply to a range of development across the Council area. These policies are arranged under various generic headings such as 'Residential Development', 'Design and Appearance', 'Energy Efficiency', 'Heritage', 'Infrastructure' and 'Interface Between Land Uses'.

The City-Wide section also includes a 'Community Facilities' section, which is relevant to this DPA process and as such, this section is required to be updated to be consistent with the *State Planning Policy Library 'Community Facilities' module (Version 6)*.

The updated 'Community Facilities' section is contained in **Attachment A** of the 'The Amendment' section of this report. The changes are very minor and do not have any significant effect on how development associated with schools will be assessed.

3.3.2 Changes to the 'Zones' section of the Development Plan

The Council area is geographically divided up into a range of zones which reflect different land use and built form expectations for a given area. The zone-level policies contain more specific guidance than the City-Wide level policies and also set out the procedural requirements for the assessment of development (public notification, complying and non-complying). Zones can also be further broken down, geographically, into 'policy areas', in cases where further land use or built form differentiation is required between more specific localities.

As discussed previously in this report, the sixteen (16) school sites are currently located across ten (10) different zones and seventeen (17) different policy areas, all of which will be amended, or in some cases deleted, as a result of the proposed policy changes. Table 1 summarises the changes to the affected zones and policy areas.

Table 1: Summary of the proposed amendments to the affected zones and policy areas

Current Zone	Current Affected Policy Area	Proposed change
Community		Zone to be retained with amendment.
	Dunstone Grove – Linde Reserve	Policy Area to be deleted in its entirety, with the transfer of all land and relevant policies to the Recreation Policy Area of the Community Zone.
Community Uses	There are no policy areas in this zone	Zone to be deleted in its entirety, with the transfer of all land (including the site of Marden Senior College) and relevant policies to the Community Zone, Recreation and Education Policy Areas.

Current Zone	Current Affected Policy Area	Proposed change
District Centre (Norwood)	The Parade East (part)	No change – properties owned by St Ignatius College (275 – 277 Portrush Rd, Norwood) to be retained in the current zone.
Educational Zone	Prince Alfred College Loreto College St Ignatius	Zone and Policy Areas to be deleted in their entirety, with the transfer of all four (4) school sites and any relevant policies to the Community Zone, Education Policy Area.
Mixed Use (Historic) Conservation	Dequetteville Terrace (part) Kensington (part)	Zone and Policy Areas to be amended to take out the school owned sites (Prince Alfred and Pembroke College) and transfer them to the Community Zone, Education Policy Area.
Residential (Historic) Conservation	College Park (part) Kensington 1 (part) Kensington 2 (part) Kensington 3 Kent Town 1 (part) The Avenues (part)	Policy Area to be amended to remove a small site located behind the Trinity Street frontage (part of St Peters College) and transfer to the Community Zone, Education Policy Area. Policy Area to be amended to remove the St Joseph's Memorial School site and transfer to the Community Zone, Education Policy Area. Policy Area to be amended to remove the Mary MacKillop College site and transfer to the Community Zone, Education Policy Area. Policy Area to be deleted in its entirety and transfer the Marryatville Primary School site to the Community Zone, Education Policy Area. Properties located at 11A, 15, 17 and 19 Flinders St, Kent Town, which are owned by Prince Alfred College , to be transferred to the Community Zone, Education Policy Area. Privately owned properties located at 3,5,7,9 and 11 Flinders St, Kent Town , to be transferred to the Residential Zone, Medium Density Policy Area. Policy Area to be amended to remove the East Adelaide School site and a privately owned property located at 57 Third Avenue, St Peters and transfer to the Community Zone, Education Policy Area.
Residential	No applicable policy area	To be amended to remove St Joseph's

Current Zone	Current Affected Policy Area	Proposed change
	Medium Density	<p>(Payneham) School site and part of Trinity Gardens School site, and transfer to the Community Zone, Education Policy Area.</p> <p>Policy Area to be amended to remove the Felixstow Community School site and transfer to the Community Zone, Education Policy Area.</p> <p>Policy Area to be amended to include additional privately owned land located at 3,5,7,9 and 11 Flinders St, Kent Town.</p>
Residential Character	Hackney Policy Area	Policy Area to be amended to remove the property located at 55 Hackney Road, 71-77 Hackney Road, Hackney, Hackney Vest Pocket Park (corner Botanic St and Athelney Ave) and part of the St Peters College site and transfer to the Community Zone, Education Policy Area.
	Heathpool/Marryatville	<p>Policy Area to be amended to remove the properties located at 1, 2-12 Talbot Grove, Marryatville and 14 and 14A Talbot Grove, Heathpool and transfer to the Community Zone, Education Policy Area.</p> <p>Policy Area to be amended to remove the Marryatville High School site and transfer to the Community Zone, Education Policy Area.</p>
	Trinity Gardens/St Morris	Policy Area to be amended to remove part of the Trinity Gardens School site and transfer to the Community Zone, Education Policy Area.
Residential Character (Norwood)	There are no policy areas in this Zone	Zone to be amended to remove the Norwood Primary School site and transfer to the Community Zone, Education Policy Area.
Special Uses	There are no policy areas in this Zone	<p>Zone to be deleted in its entirety and:</p> <ul style="list-style-type: none"> – transfer the St Peters College site to the Community Zone, Education Policy Area. – transfer the Payneham Cemetery site to the Community Zone (not to be further designated in a policy area).
Urban Corridor	High Street	No change – properties owned by Prince Alfred College to be retained in

Current Zone	Current Affected Policy Area	Proposed change
		current zone.
<ul style="list-style-type: none"> • Residential Zone • Residential Character Zone • Residential Character (Norwood) Zone • Residential Historic (Conservation) Zone • Mixed Use Historic (Conservation) Zone • Urban Corridor Zone • Local Centre (St Peters) Zone • District Shopping Zone • Local Shopping Zone • District Commercial Zone • Local Commercial Zone 	All Policy Areas	Remove 'education establishment' from the list of non-complying development types.

The 'Community' Zone, which already exists in the Development Plan, is proposed to be used as the common zone for all of the school sites and other properties which are owned by individual schools, or properties being included as a consequence of the changes to the affected zones. This includes some land uses that are not 'schools' and as such, it is considered appropriate to further differentiate between educational, recreational and other land uses via policy areas. As such, an Education Policy Area is proposed for all of the school sites (and some adjacent properties owned by the schools) and a Recreation Policy Area is proposed for areas that comprise passive and active recreational uses (Dunstone Grove – Linde Reserve, MARS Recreation Centre, Marden 'practice pitches' and the Azzurri Sports Club). Other land uses of a community nature which are neither educational nor recreational, such as the Payneham Cemetery and the Adelaide Australia Temple, will not be further designated in a policy area.

The current policies of the Community Zone have been reviewed for currency and updated to reflect Version 6 of the *State Planning Policy Library*. Given the broad range of community related land uses and locations expected within the Community Zone, a Desired Character Statement is not included at the Zone level, however, is included for the two (2) policy areas (Education and Recreation Policy Areas) so that geographic or site specific desired character can be described.

The *State Planning Policy Library* 'Community Zone' module includes a list of envisaged land uses at both the zone and policy area levels. This is considered to be somewhat confusing from a Development Assessment perspective as it is not clear whether the uses included at the policy area level are meant to be additional to those listed at the zone level, or whether the policy area level list is intended to take precedence over the zone level list, in which case, only those uses listed at the policy area level would be expected. As such, it is proposed to only include one (1) list of envisaged land uses at the zone level, with qualification where certain uses are to be excluded in parts of the zone.

Where the current zone or policy area contains guidance that is considered to be relevant to the future development of land, this policy guidance has been transferred into the new zoning structure.

The current Development Plan lists 'educational establishment' as non-complying in the following zones:

- *Residential Zone (with exceptions for re-use/ redevelopment/ alterations and additions to an existing educational establishment)*
- *Residential Character Zone (with exceptions for re-use/ redevelopment/ alterations and additions to an existing educational establishment)*
- *Residential Character (Norwood) Zone (with exceptions for re-use/ redevelopment/ alterations and additions to an existing educational establishment)*
- *Residential Historic (Conservation) Zone*
- *Mixed Use Historic (Conservation) Zone (except on specified site)*
- *Urban Corridor Zone*
- *Local Centre (St Peters) Zone*
- *District Shopping Zone*
- *Local Shopping Zone*
- *District Commercial Zone*
- *Local Commercial Zone*

The listing of education establishments as non-complying within the above zones is inconsistent with the South Australian Planning Policy Library, as the Minister for Planning considers that it is appropriate for any application for a new school to be assessed on its individual merits. Accordingly, the draft DPA removes 'educational establishment' from the list of non-complying developments for each of the above zones.

3.4 City-Wide Schools Traffic Safety & Parking Review

In considering the recommendations of the Educational Zones Policy Review (2010), the Council resolved to undertake a review of car parking and traffic management around all of the schools within the Council area. This process commenced late in 2015 with investigations undertaken for each of the sixteen (16) schools, outlining a range of issues and recommendations, in preparation for consultation with the schools, as well as residents and businesses in the surrounding localities.

The recommendations emerging from that review have been examined to ensure consistency and alignment with the proposed zoning outcomes. However, the majority of the recommendations arising from the review relate to the infrastructure or management of traffic and parking around existing school sites, which are not issues that can be addressed through changes to Development Plan policy. The draft recommendations include:

- more consistent vehicle parking controls (e.g. signage and line-marking);
- changes to speed limits past schools on arterial roads;
- the installation of count-down timers, safety cameras and speed cameras on Pedestrian Activated Crossings associated with schools;
- participation of all schools in the State Government 'Way to Go' program, which encourages 'active travel' to and from school;
- establish a program of regular enforcement around each school and liaise with schools about parking and traffic rules;
- Council to ensure adequate on-site vehicle parking provisions are included in the Development Plan; and
- more regular monitoring and review of traffic management controls.

Of these, only the recommendation regarding the provision of on-site vehicle parking could be addressed through changes to the Development Plan. Currently, the Development Plan does not

include any quantitative guidance for educational establishments in Table NPSP/9 – *Off Street Vehicle Parking Requirements for Non-Residential Land Uses*. In the absence of a numeric rate, development is currently assessed against generic City-Wide policies which require that ‘adequate’ car parking is provided which is ‘appropriate to the demands generated’.

The State Government Planning Bulletin – *Parking provisions for selected land uses (Suburban Metropolitan Adelaide)* (2001) – includes the following off-street vehicle parking rates for educational establishments:

- Pre-school/Primary/Secondary - 1 space per full time employee plus 1 space for wheelchair users plus an additional 10% of the total for visitors;
- Tertiary – 0.6 space per full time student plus 0.2 space per part time student.

A more recent study undertaken with funding from the Local Government Association Research and Development Scheme – *Parking Spaces for Urban Places: Car Parking Study* (March 2013) – includes the following off-street vehicle parking rates for educational establishments:

- Primary School – 1 space per full time employee plus 0.1 space per full time employee for visitors (minimum 5 spaces per premises) plus 0.25 space per student or an area wide traffic management plan to accommodate the drop-off/pick-up demand at 0.25 space per child;
- Secondary School – 1 space per full time employee plus 0.1 space per full time employee for visitors (minimum 5 spaces per premises) plus 0.16 space per student or an area wide traffic management plan to accommodate the drop-off/pick-up demand at 0.16 space per child;
- Tertiary Education – 0.8 per student that is part of the maximum number of students on the site at any time.

Whilst a numeric rate would be easily calculable for a brand new school, the methodology of applying a numeric rate to new development in existing schools is not so clear, unless the development can be explicitly linked to an increase in student or employee numbers. In the City of Norwood Payneham & St Peters, the inclusion of numeric rates is unlikely to be helpful for most new development proposals as it would be difficult to establish a direct link between new development and an increase in student or employee numbers.

Nearly all of the schools within the Council area have existing on-site vehicle parking shortfalls (if based on the application of the above numeric rates) and unless significant physical redevelopment is proposed, or without the purchase of additional land, most would have to rely on conversion of their existing open space (playing fields and ovals) to be able to provide any additional on-site vehicle parking. Requiring schools to turn existing open space over to vehicle parking areas would need to be carefully balanced against the loss of the open space asset, not only to the school but also to the broader community.

In this context, the preferred option is to maintain a qualitative approach for the assessment of on-site vehicle parking for schools (bearing in mind that existing shortfalls cannot be addressed retrospectively). As an alternative to introducing a numeric rate, consideration has been given to introducing additional qualitative policy to assist in negotiating, on a case by case basis, on-site vehicle parking as well as development outcomes that might assist in traffic management around schools.

To this end, the Desired Character Statement of the Education Policy Area will include the following:

‘On-site vehicle parking should be determined having regard to the size and nature of a proposed development. Where a proposed development is likely to result in an increase in student or employee numbers, or where it has the potential to be used outside of school hours by the broader community, advice from a suitably qualified traffic engineer should assess the likely impact of that development on vehicle parking and traffic movements within the locality of the school. The assessment should establish if additional on-site vehicle parking should be provided or whether

other measures are required to reduce on-street vehicle parking demand and to improve the flow of traffic in the streets around school sites. This might include but not be limited to, road widening, vehicle passing bays or a dedicated student pick-up and drop-off lane and programs to encourage walking and cycling to school. In any case, development should minimise the use of residential streets for vehicle parking and vehicle parking areas should be located and designed so as not to impair the residential amenity of adjoining areas.'

4. Recommended Policy Changes

Following is a list of the proposed policy changes to the Norwood Payneham and St Peters (City) Development Plan based on the investigations of this draft DPA:

Proposed Development Plan City-Wide changes:

- Updates to the Community Facilities objectives and principles of development control within the Council-wide section to align with Version 6 of the Planning Policy Library.

Proposed Development Plan Zone and Policy Area changes:

- Zone and Policy Area changes are set out previously in *Table 1: Summary of the proposed amendments to the affected zones and policy areas*.

Proposed Development Plan Zone Map changes:

- Amendments to Structure Plan NPSP/1 (Overlay 1) PART A and B to delete obsolete zones and include locations of the Community Zone
- Amendments to mapping for zone maps NPSP/4, 5, 6, 7, 8, 9, 10, 11, and 12

Proposed Development Plan Policy Area Map changes:

- Amendments to mapping for policy area maps NPSP/13, 14, 15, 16, 17, 18, 20, 21 and 22

Proposed Development Plan Heritage Figure changes:

- Amendments to mapping for heritage figures Her/11, 15, 20, 21, 22 and 23.

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The changes to the Residential Zone relate only to those parts of the zone occupied or owned by an educational establishment, which have been taken out of the Residential Zone and included in a Community Zone. This does not affect the application of the Residential Development Code in these areas.

6. Statement of statutory compliance

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

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

6.1 Accords with the Planning Strategy

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

6.2 Accords with the Statement of Intent

The draft DPA has been prepared in accordance with the Statement of Intent agreed to on 25 May 2015. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in section 3 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this draft DPA are consistent with the format, content and structure of the City of Norwood Payneham & St Peters Development Plan. The relocation of education establishments into the Community Zones has included the review of the ten (10) relevant zones and seventeen (17) relevant policy areas to ensure the deletion of conflicting or duplicated policy.

6.4 Complements the policies in the Development Plans for adjoining areas

Accordingly, the policies proposed in this draft DPA will complement the policies of Development Plans for adjoining areas. Policies will be retained within the Community Zone and associated Policy Areas to ensure that development has regard to the character of adjoining areas. Adjoining Council areas will be consulted on the draft DPA.

6.5 Accords with relevant infrastructure planning

This draft DPA complements current infrastructure planning for the Council area, as discussed in section 2 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

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

References/Bibliography

Jensen Planning and Design, 2010: *Educational Zones Policy Review for the City of Norwood Payneham & St Peters*

SA Government, 2011: *The 30 Year Plan for Greater Adelaide*

SA Government, 2005: *Strategic Infrastructure Plan*

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

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

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT THE EDUCATIONAL ESTABLISHMENTS REVIEW DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

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

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

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

Eleanor Walters, Manager Urban Planning and Sustainability
Kathryn Clausen, Senior Urban Planner

DATED this 1st day of December 2017



Mario Barone PSM
CHIEF EXECUTIVE OFFICER

Development Plan Amendment

By the Council

City of Norwood Payneham & St Peters

Educational Establishments Review DPA

The Amendment

For Consultation

Amendment Instructions Table				
Name of Local Government Area: City of Norwood Payneham & St Peters				
Name of Development Plan: Norwood Payneham and St Peters (City)				
Name of DPA: Educational Establishments Review DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 30 May 2017.</i></p> <p><i>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.</i></p>				
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Amend • Replace • Delete • Insert 	If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.		
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): Yes				
Community Facilities Section				
1.	Delete	Community Facilities section (Objectives 85-88 and PDCs 320-322)	Yes	No
2.	Replace	With the contents of Attachment A - Community Facilities section of the Planning Policy Library Version 6	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				
3.	Delete	The words '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' from the list of non-complying forms of development in Principle of Development Control 15	No	No
Residential Character Zone				
4.	Delete	The words 'educational establishment, except where it achieves one of the following: the re-use or redevelopment of a site already used as an educational establishment; or an alteration and/or addition to	No	No

		<i>an existing educational establishment</i> from the list of non-complying forms of development in Principle of Development Control 18		
Heathpool/Marryatville Policy Area				
5.	Delete	In the Desired Character Statement paragraph one, the words <i>'including the site of Marryatville High School'</i>	No	No
Residential Character (Norwood) Zone				
6.	Delete	The words <i>'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'</i> from the list of non-complying forms of development in Principle of Development Control 23	No	No
Residential Historic (Conservation) Zone				
7.	Delete	In the Introduction page 130, in the list of policy areas the words <i>'Kensington 3'</i>	No	No
8.	Delete	The words <i>'educational establishment'</i> from the list of non-complying forms of development in Principle of Development Control 40	No	No
Kensington 2 Policy Area				
9.	Delete	In the Desired Character Statement delete the second paragraph starting with <i>'The Kensington 2 Policy Area'</i> and ending with <i>'the amenity of the adjacent residential areas'</i>	No	No
10.	Delete	Objective 1 in its entirety	Yes	No
11.	Delete	Principles of Development Control 5 <u>and</u> 6 in their entirety	Yes	No
12.	Amend	Principle of Development Control 7 to delete the words <i>'educational, recreational'</i>	No	No
Kensington 3 Policy Area				
13.	Delete	Entire Policy Area from Residential Historic (Conservation) Zone	No	No
Mixed Use Historic (Conservation) Zone				
14.	Delete	The words <i>'educational establishment except in the portion of Dequetteville Policy Area which is north of Little Flinders Street'</i> from the list of non-complying forms of development in Principle of Development Control 21	No	No
Local Centre (St Peters) Zone				
15.	Delete	The words <i>'education establishment'</i> from the list of non-complying forms of development in Principle of Development Control 5	No	No
District Shopping Zone				
16.	Delete	The words <i>'education establishment'</i> from the list of non-complying forms of development in Principle of Development Control 4	No	No
Local Shopping Zone				
17.	Delete	The words <i>'educational establishment'</i> from the list of non-complying forms of development in Principle of Development Control 4	No	No

District Commercial Zone							
18.	Delete	The words ' <i>educational establishment</i> ' from the list of non-complying forms of development in Principle of Development Control 5	No	No			
Local Commercial Zone							
19.	Delete	The words ' <i>educational establishment</i> ' from the list of non-complying forms of development in Principle of Development Control 5	No	No			
Special Uses Zone							
20.	Delete	Entire Zone	No	No			
Community Uses Zone							
21.	Delete	Entire Zone, including Concept Plan Fig/Cu1	No	No			
Community Zone							
22.	Replace	Entire zone with the contents of Attachment B	No	No			
Educational Zone							
23.	Delete	Entire Zone	No	No			
TABLES							
Amendments required (Yes/No): Yes							
Table NPSP/5							
24.	Insert	Insert immediately above 'Hackney Road – Hackney Bridge (former New Company Bridge) insert the following: <table><tr><td>Hackney Road</td><td>St Peters College – Big Quad Precinct</td><td>GM 2/71 H105100</td></tr></table>	Hackney Road	St Peters College – Big Quad Precinct	GM 2/71 H105100	No	No
Hackney Road	St Peters College – Big Quad Precinct	GM 2/71 H105100					
Table NPSP/7							
25.	Delete	Delete the entry for 3 Shipsters Road, Kensington in its entirety from Table NPSP/7	No	No			
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)							
Amendments required (Yes/No): Yes							
Figure(s)							
26.	Replace	Residential Character (Norwood) Zone Fig RC(N)/1 – Concept Plan with the contents of Attachment C	No	No			
Maps(s)							
27.	Replace	Structure Plan NPSP/1 (Overlay 1) PART A and PART B With the contents of Attachment D	No	No			
28.	Replace	Zone Maps NPSP/4, 5, 6, 7, 8, 9, 10, 11, and 12 with the contents of Attachment E	No	No			
29.	Replace	Policy Area Maps NPSP/13, 14, 15, 16, 17, 18, 20, 21 and 22 with the contents of Attachment F	No	No			
30.	Replace	State and Local Heritage Places and Contributory Items Figs Her/11, 15, 20, 21, 22 and 23 with the contents of Attachment G	No	No			

Community Facilities

OBJECTIVES

- 85 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 86 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

- 320 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 321 Community facilities should be integrated in their design to promote efficient land use.
- 322 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

Community Zone

Introduction

The objectives and principles of development control that follow apply in the Community Zone shown on [Maps NPSP/4 – 12](#).

The Community Zone contains the following Policy Areas shown on Maps NPSP/13 – 18, 20, 21 and 22.

Education

Recreation

OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 3 The following forms of development are envisaged in the zone:
 - Community Centre
 - Educational establishment (except in the Recreation Policy Area)
 - Emergency services facility (except in the Recreation Policy Area)
 - Hall
 - Indoor recreation centre
 - Place of worship (except in the Recreation Policy Area)
 - Playground
 - Primary School (except in the Recreation Policy Area)
 - Recreation area
 - Special event
 - Swimming pool
- 4 Shops, offices and consulting rooms may be appropriate where they are in association with a community, recreational or education use
- 5 Development listed as non-complying is generally inappropriate.
- 6 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Education Policy Area

The following objectives, desired character statement and principles of development control apply in the Education Policy Area shown on Policy Area [Maps NPSP/13 - 18, 20, 21 and 22](#).

OBJECTIVES

- 1 A policy area accommodating education and recreational activities and associated administrative facilities.
- 2 Development and consolidation of integrated educational and recreational areas and facilities that serve the educational needs of its catchment.
- 3 Development at a scale compatible with existing buildings and surrounding residential areas.
- 4 Development that conserves the heritage value and historic character of the adjoining Residential Historic (Conservation) Zone and Mixed Use Historic (Conservation) Zone;
- 5 Development that retains the appearance of existing frontages to Dequetteville Terrace, Portrush Road, Kensington Road and The Crescent.
- 6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The Education Policy Area provides for the consolidation and continuation of education activities. Any increased recreational or institutional use, particularly out of school hours shall, be undertaken in a manner that will not have a detrimental impact on the amenity of adjacent residential areas.

Residential development is envisaged where it is in association with an educational establishment (e.g. student boarding facility or teacher housing), or where the land becomes surplus to the requirements of an educational facility.

Development in the Education Policy Area should respect the scale and character of adjoining residential areas and not exceed two storeys in height above natural ground level, except at Prince Alfred College and St Ignatius College, where development should not exceed three storeys in height above natural ground level. Advertising within the policy area should be for the purpose of identifying the educational establishment and respect the streetscape context, avoiding impacts on the visual amenity of adjoining residential areas.

On-site vehicle parking should be determined having regard to the size and nature of a proposed development. Where a proposed development is likely to result in an increase in student or employee numbers, or where it has the potential to be used outside of school hours by the broader community, advice from a suitably qualified traffic engineer should assess the likely impact of that development on vehicle parking and traffic movements within the locality of the school. The assessment should establish if additional on-site vehicle parking should be provided or whether other measures are required to reduce on-street vehicle parking demand and to improve the flow of traffic in the streets around school sites. This might include but not be limited to, road widening, vehicle passing bays or a dedicated student pick-up and drop-off lane and programs to encourage walking and cycling to school. In any case, development should minimise the use of residential streets for vehicle parking and vehicle parking areas should be located and designed so as not to impair the residential amenity of adjoining areas.

At Prince Alfred College, the main school building is an important historic focal point with an imposing, grand character, enhanced by the setting of the school buildings well back from

Dequetteville Terrace in expansive grounds. The frontage to Dequetteville Terrace should be conserved in its present form and no buildings should be erected between the main buildings and Dequetteville Terrace. The prominence of the State Heritage listed building located at 19 Flinders Street and its landscaped setting should be maintained. This may limit the height of development on adjacent sites and require that new buildings and structures are either set back or visually permeable so as not to limit views of the State Heritage building.

At Loreto College, 'Karrawood' and 'The Acacias' are significant historic buildings which have generous set-backs from their respective frontages. These frontages should be conserved in their present form and no buildings should be erected between the main buildings and the street frontages. Future development adjacent to the Residential Character Zone should be of a form, scale and function compatible with adjoining development.

At St Ignatius College, the prominent playing fields and recreation areas dominate the Portrush Road frontage and as such, no buildings should be erected along this frontage. The St Ignatius Church on the corner of Queen and William Streets should be maintained as a visually significant building in the area.

At Marryatville Primary School development will consolidate the established scale and siting of the existing school buildings in one corner of the site.

At Marden Senior College, there should be no additional access/egress points to Marden Road.

The former Sanitarium site at 71-77 Hackney Road will be developed as an extension to the facilities at St Peters College, in the form of low intensity uses, such as sporting grounds and facilities, minor school maintenance storage and associated car parking. The interface with surrounding residential properties will be carefully managed, to minimise adverse impacts on the amenity of those surrounding properties.

East Adelaide School, Mary MacKillop College, St Joseph's Memorial School (Kensington), Marryatville Primary School and parts of Prince Alfred College, are located immediately adjoining or surrounded by the Residential Historic (Conservation) Zone and as such their development should complement the desired historic character of the surrounding predominately residential areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 Land uses that support a range of activities associated with educational establishments and where appropriate, extend to the broader community out of school hours.
- 2 Residential development may be appropriate on sites which are surplus to the requirements of educational establishments.
- 3 A shop or group of shops should only be developed where:
 - (a) it is ancillary to educational uses and the total gross leasable area is 250 square metres or less; or
 - (b) where it is associated with the occasional or regular use of the land for a community market.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.

Recreation Policy Area

The following objectives, desired character statement and principles of development control apply in the Recreation Policy Area shown on Policy Area [Maps NPSP/13 and 14](#).

OBJECTIVES

- 1 A policy area accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative services.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The Recreation Policy Area comprises localities where active and passive recreational, cultural and community oriented activities are expected.

Within Stepney, Dunstone Grove-Linde Reserve is an important regional open space facility, which provides a focus for community, recreational and cultural activities, set within a well-maintained park setting, through which Second Creek flows.

Development within Dunstone Grove-Linde Reserve will provide a range of recreational facilities providing a variety of unstructured recreation and open space opportunities. Development will also include high-quality ancillary facilities.

Buildings will complement rather than dominate the landscape setting of Dunstone Grove-Linde Reserve and will be restricted in height to single-storey. Building footprints will be minimised and car parking will be consolidated within shared areas placed at key locations within the policy area.

On the periphery of the Policy Area, the St Peters Parish Church complex and Agnes Goode Kindergarten provide complementary activities and any future development of these facilities will seek to strengthen connections to the Reserve, through improved access arrangements and the integration of activities.

Within Marden, the Recreation Policy Area includes the MARS Recreation Centre, Azzurri Sporting Club and adjacent practice pitches and vehicle parking areas. There will be no additional vehicular access or egress points located along Marden Road.

Sufficient car parking shall be provided to discourage the parking of vehicles within residential areas or the Linear Park (River Torrens) Zone, except when there are special events held at the stadium. Shared car parking is envisaged where there is no conflict in peak times and use of open sports fields will be made available and designed to provide overflow car parking in peak times.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

- 1 Land uses that support a range of recreation, sporting, cultural and entertainment activities
- 2 A shop or group of shops should be small in scale and developed only where:
 - a) it is in association with the use of the land for recreation, sporting, cultural, or entertainment activities; or
 - b) where it is associated with the occasional or regular use of the land for a community market.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 At Dunstone Grove – Linde Reserve development will comprise minor alterations to existing buildings and minor structures that complement the landscape setting of the Reserve.

Land Division

- 5 No additional allotments should be created wholly or partly within the policy area.

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 2 Conditions for Complying Development](#).

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

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying.

Form of development	Exceptions
Dwelling in the Recreation Policy Area	
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Land division in the Recreation Policy Area	Except where no additional allotments are created partly or wholly within the policy area
Motel	
Major public service depot	

Form of development	Exceptions
Motor repair station	
Nursing home	
Office	Except where associated with education, community or recreation facilities on the subject land
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> (a) the gross leasable area is 250 square metres or less and where located within the Education Policy Area (b) the gross leasable area is 150 square metres or less and where located within the Recreation Policy Area (c) where it is associated with the occasional or regular use of the land for a community market.
Stock sales yard	
Stock slaughter works	
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* and Section 38 of the *Development Act 1993*, except where specifically designated below.

Category 1 Development

The following kinds of development are assigned to Category 1 pursuant to Section 38 of the *Development Act 1993*, and accordingly will be subject to the public notification requirements applying to Category 1 development, other than where the site of the development is adjacent land to land in a different zone:

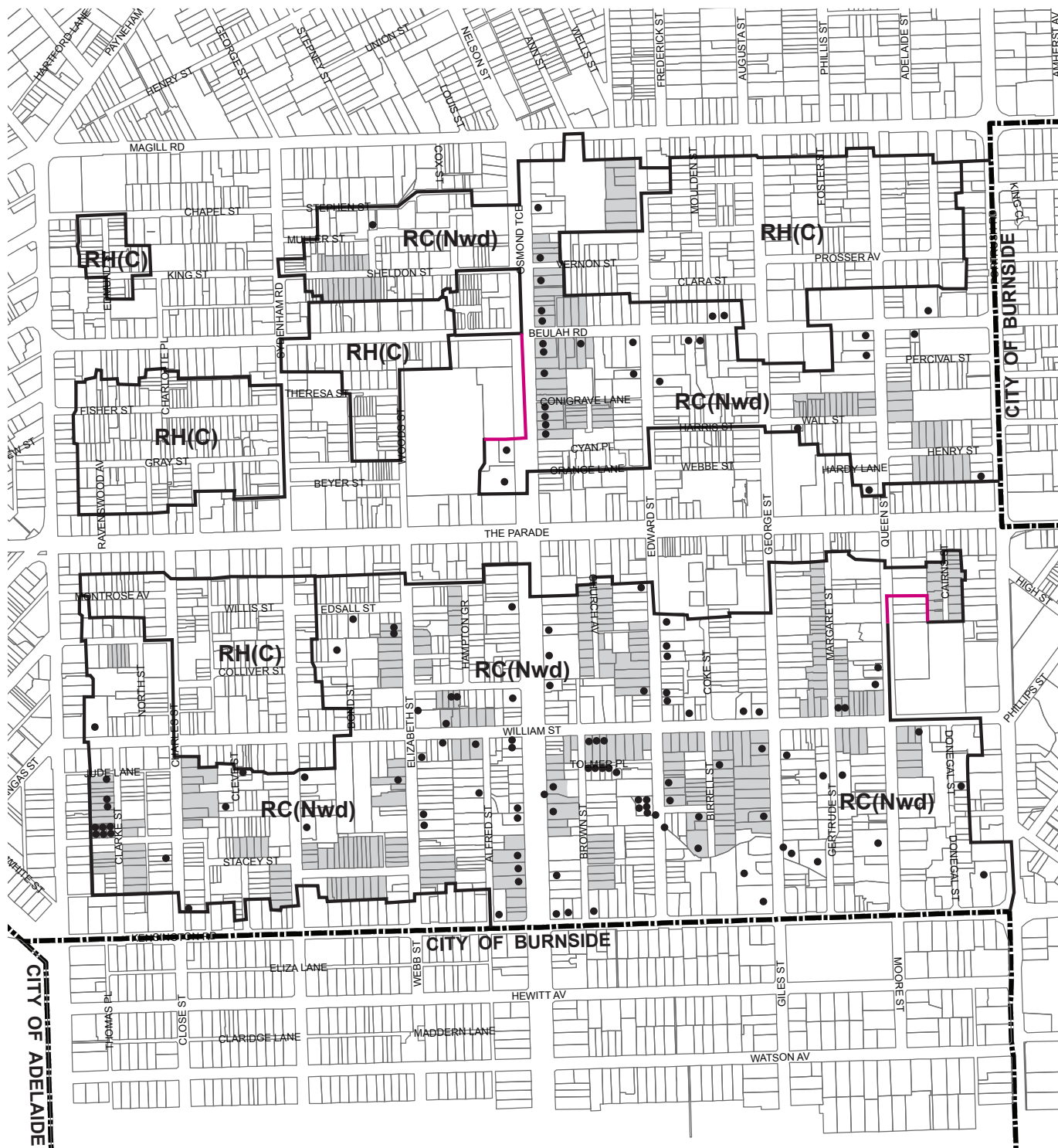
The construction of, or a change of use to, an educational establishment or pre-school in the Education Policy Area

Category 2 Development

The following development is assigned to Category 2 pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:




The construction of, or a change of use to, an educational establishment or pre-school in the Education Policy Area, where the site of the development is adjacent land to land in a different zone

Attachment C – Replacement Residential Character (Norwood) Zone –
Figure RC(N)/1



0metres 250 500

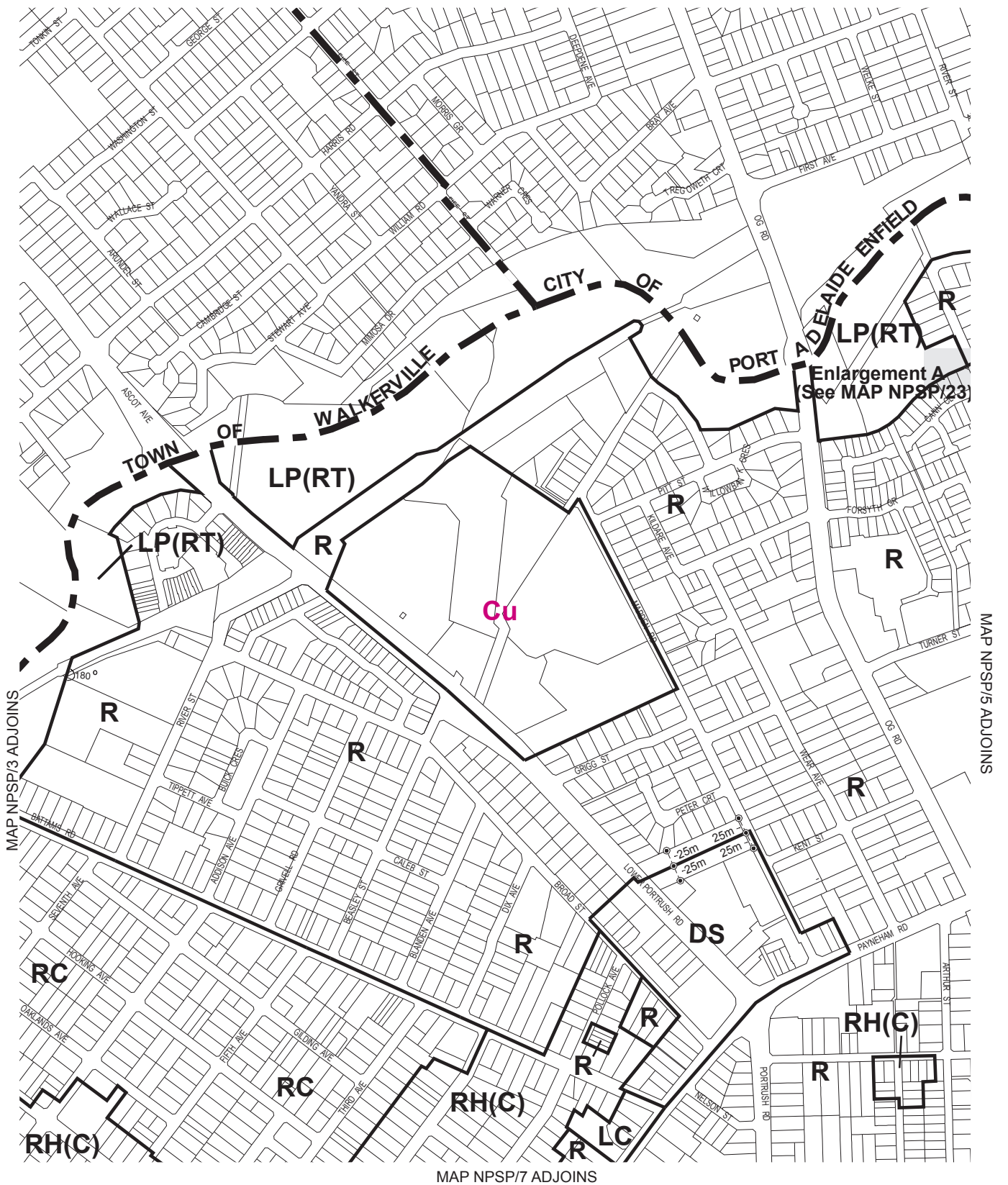
NORWOOD PAYNEHAM AND ST PETERS (CITY) RESIDENTIAL CHARACTER (NORWOOD) ZONE CONCEPT PLAN Fig RC(N)/1

-  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

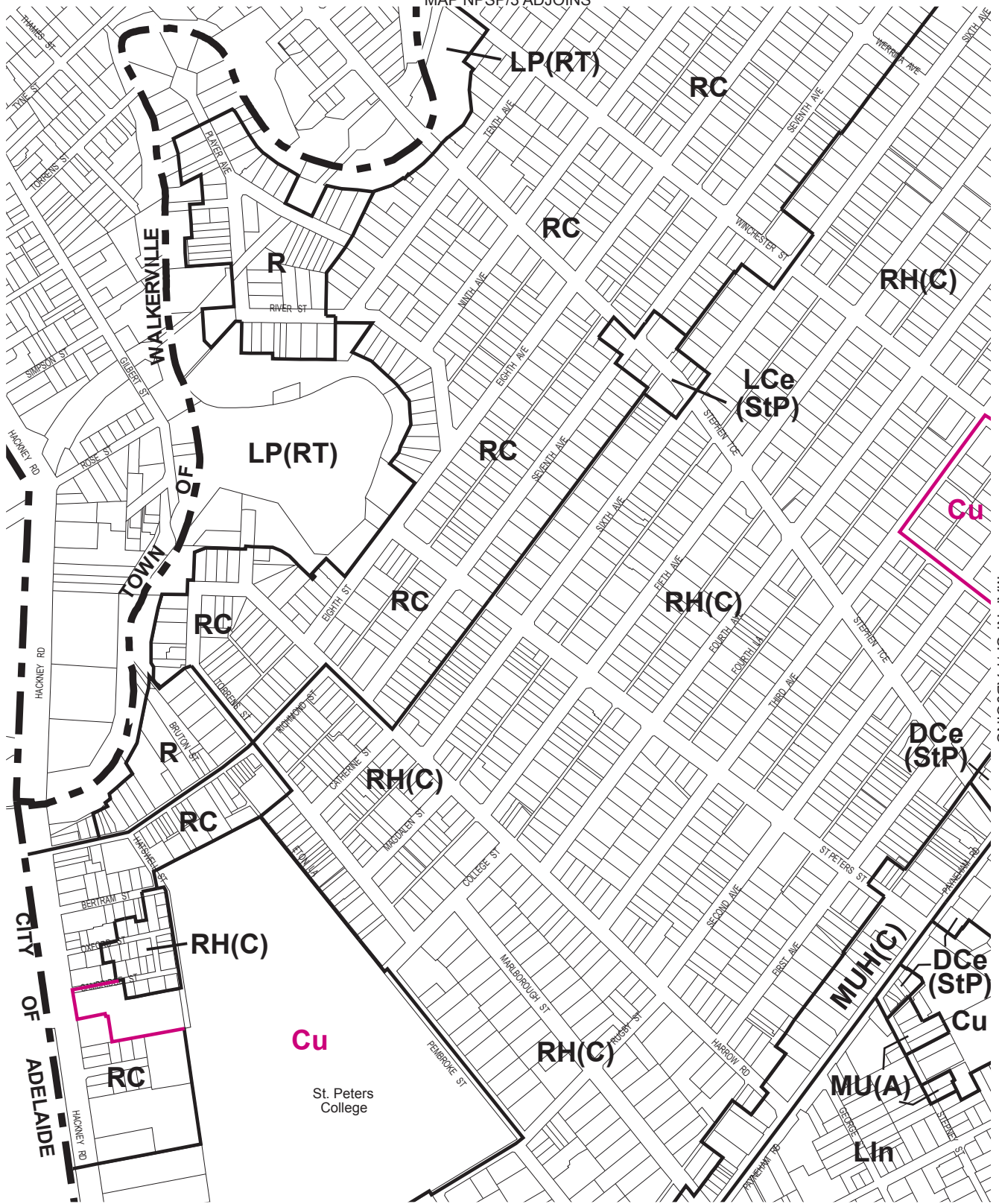


NORWOOD PAYNEHAM AND ST PETERS (CITY) STRUCTURE PLAN MAP NPSP/1 (Overlay 1) PART A

Attachment E – Replacement Zone Maps



MAP NPSP/3 ADJOINS



MAP NPSP/7 ADJOINS

MAP NPSP/9 ADJOINS

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)

	Zone Boundary
	Development Plan Boundary

Scale 1:8000



NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES

MAP NPSP/6

Version A 7/4/17

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		
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

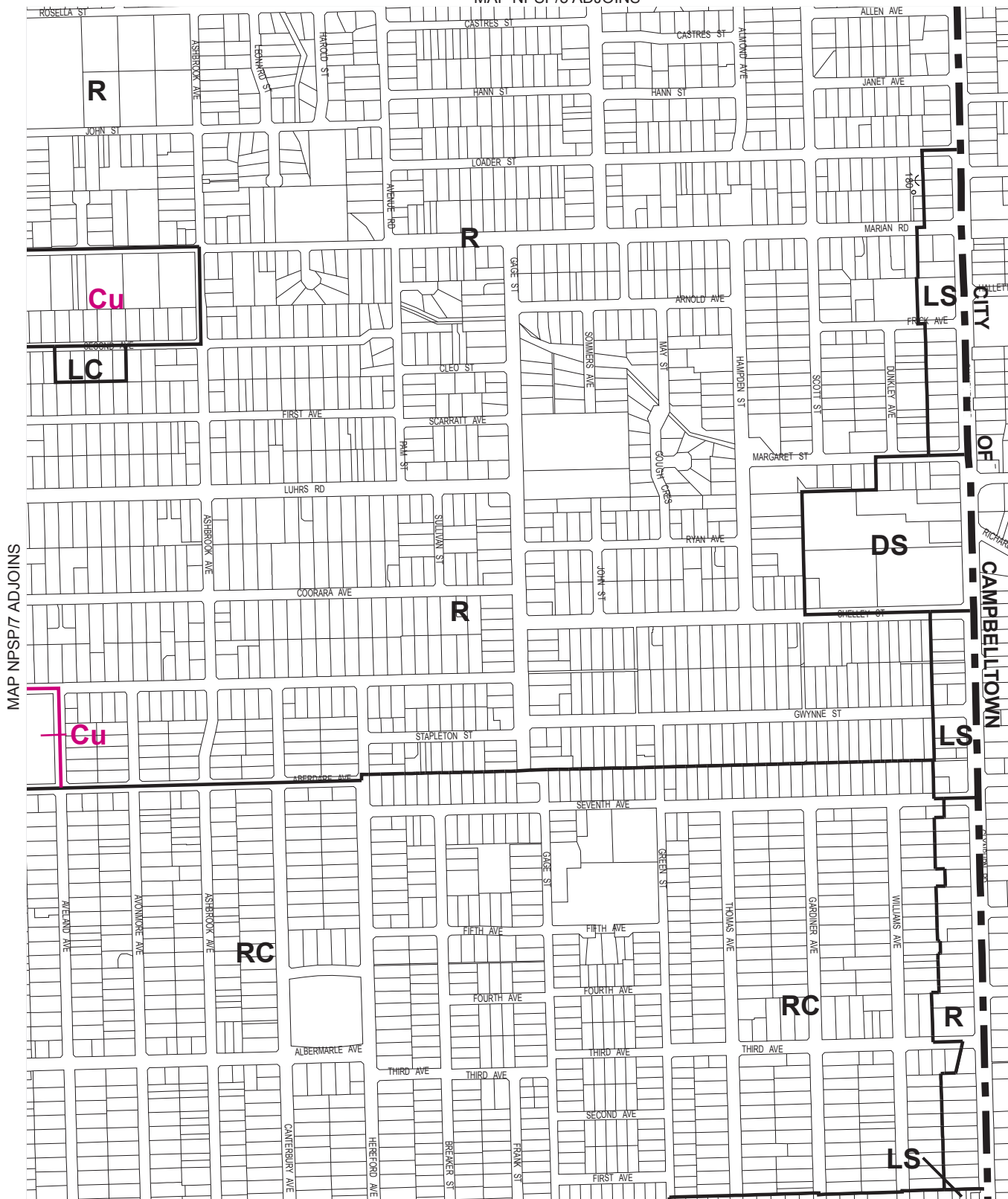
Scale 1:8000

0 500metres

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

Version A 11/3/16

MAP NPSP/5 ADJOINS



MAP NPSP/11 ADJOINS

NOTE : For Policy Areas See MAP NPSP/22

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

Community
District Shopping
Local Commercial
Local Shopping
Residential
Residential Character
Special Uses



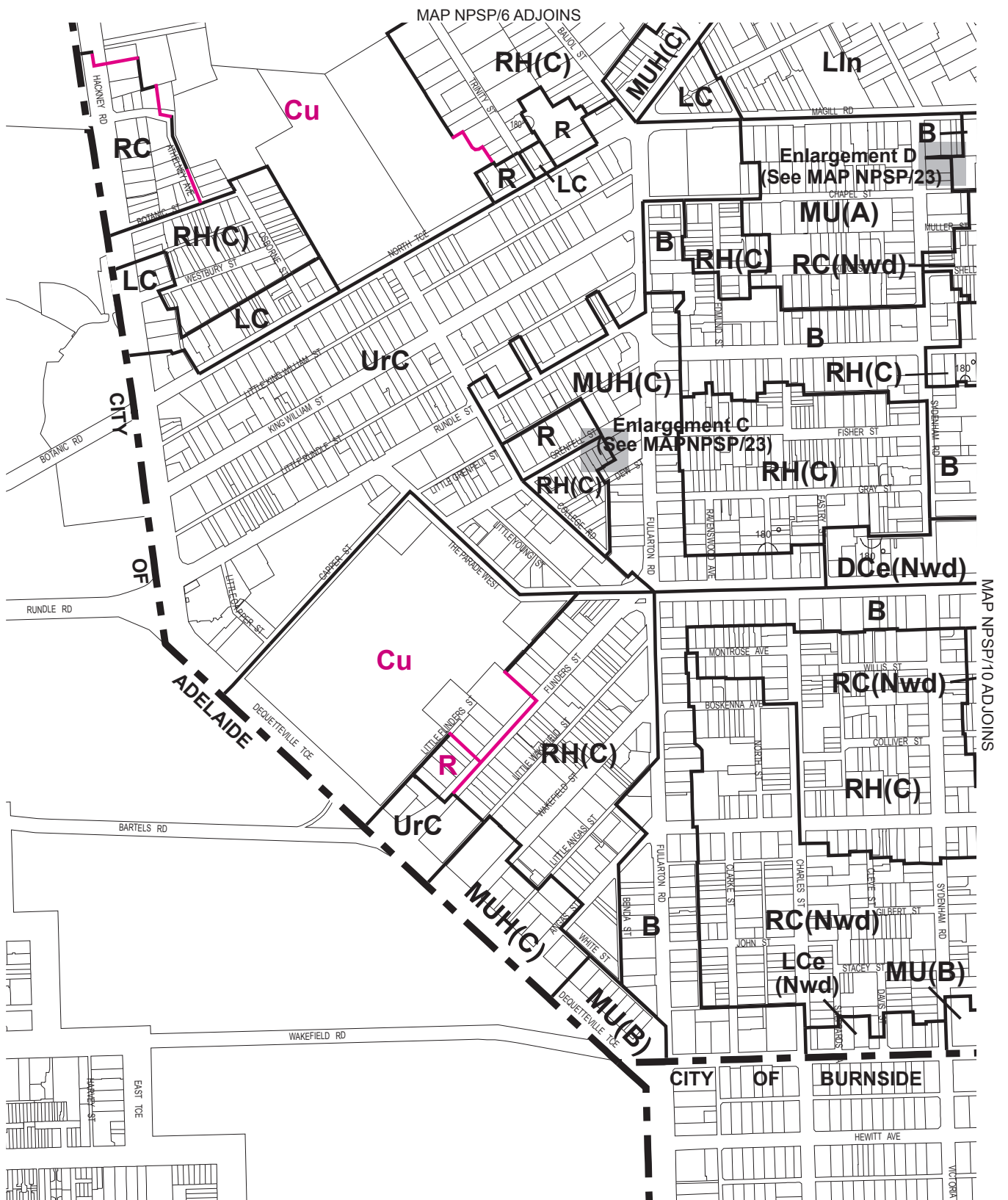
Scale 1:8000



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

Version A 22/12/15

— Zone Boundary
- - - Development Plan Boundary



NOTE : For Policy Areas See MAP NPSP/15

B	Business	RC
Cu	Community	RC(Nwd)
DCE(Nwd)	District Centre (Norwood)	RH(C)
LC	Local Commercial	UrC
LCE(Nwd)	Local Centre (Norwood)	
LIn	Light Industry	
MU(A)	Mixed Use A	
MU(B)	Mixed Use B	
MUH(C)	Mixed Use Historic (Conservation)	
R	Residential	

Residential Character
Residential Character (Norwood)
Residential Historic (Conservation)
Urban Corridor

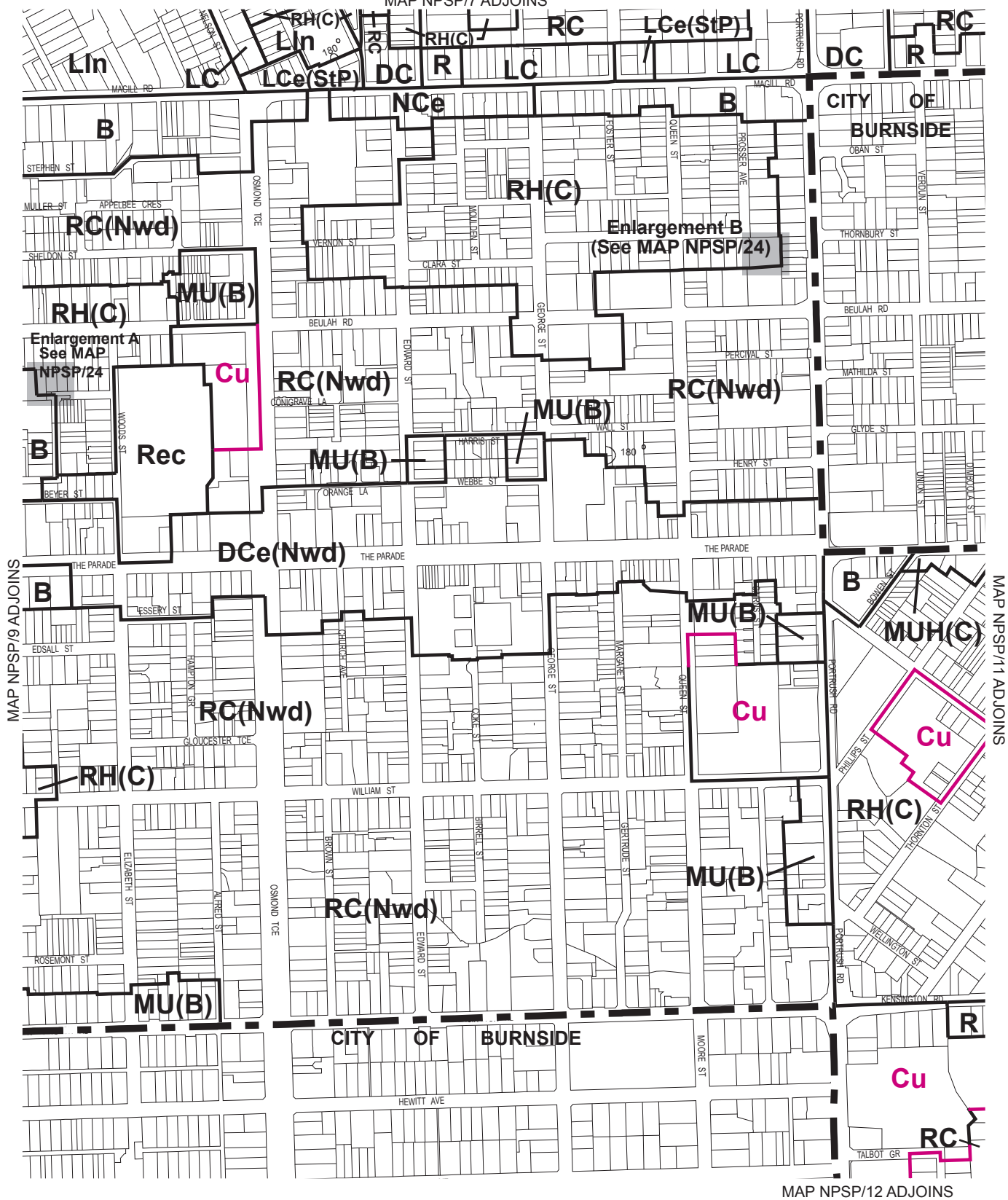
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0 500metres

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

Version A 22/3/16

— Zone Boundary
- - - Development Plan Boundary



NOTE : For Policy Areas See MAP NPSP/16

B	Business	RH(C)	Residential Historic (Conservation)
Cu	Community	Rec	Recreation
DC	District Commercial		
DCe(Nwd)	District Centre (Norwood)		
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)		
R	Residential		

— Zone Boundary
 - - - Development Plan Boundary

Residential Historic (Conservation)
 Recreation

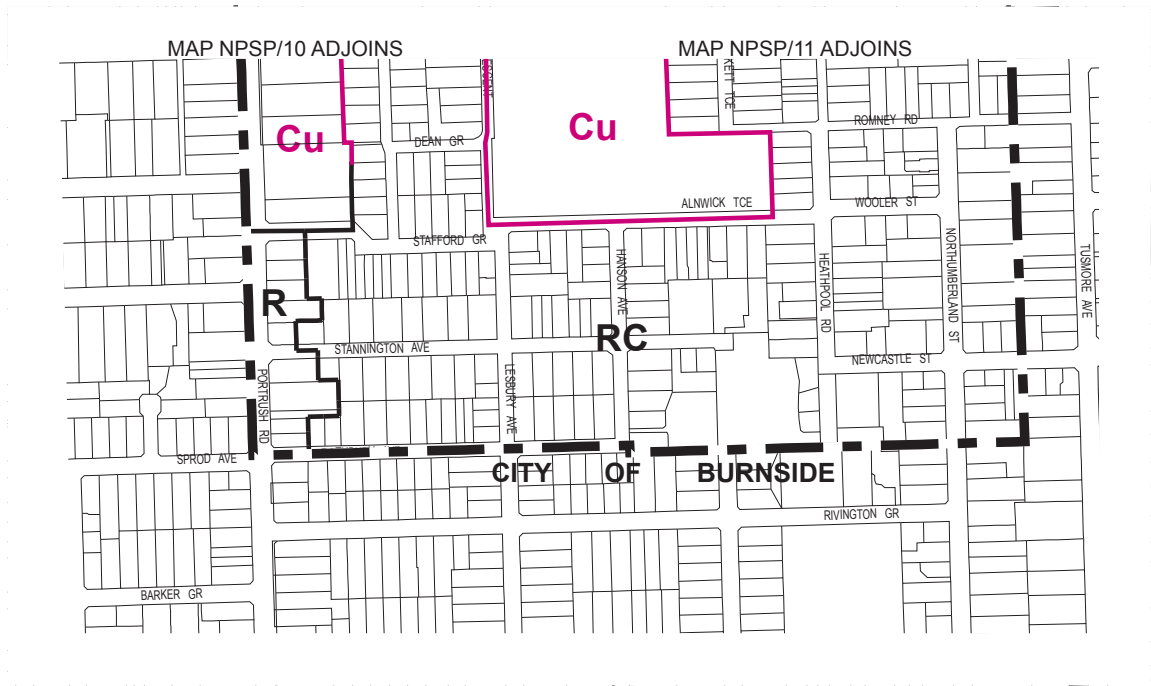
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0 500metres

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

Version A 17/11/17





NOTE : For Policy Areas See MAP NPSP/18

Cu Community
RC Residential Character
R Residential



Scale 1:8000

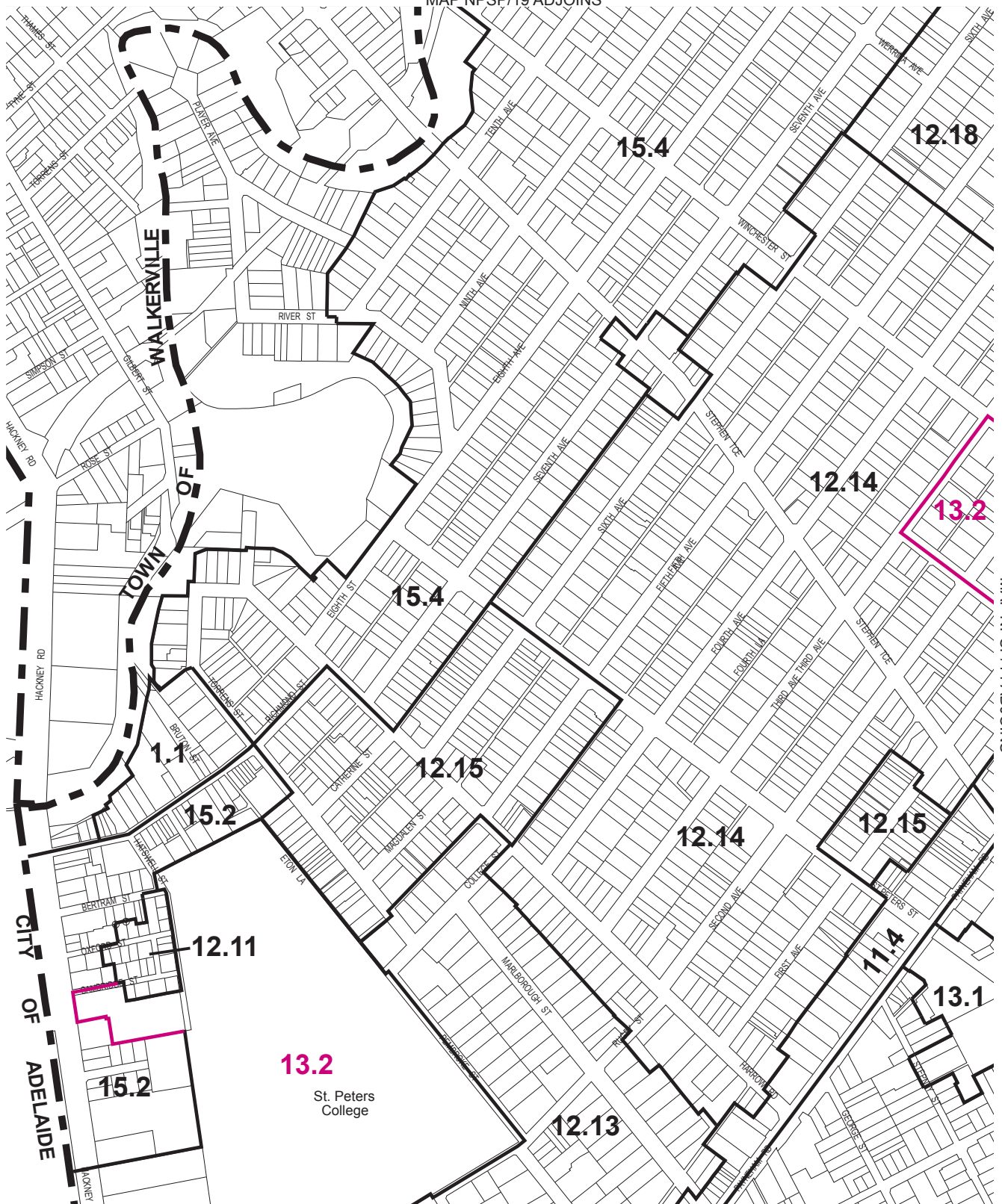


NORWOOD PAYNEHAM AND ST PETERS (CITY) ZONES MAP NPSP/12

Version A 17/11/17

———— Zone Boundary
 - - - - Development Plan Boundary

Attachment F – Replacement Policy Area Maps



Community

- 13.1 Recreation
- 13.2 Education

- 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)

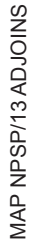
- 12.11 Hackney North
- 12.13 College Park
- 12.14 The Avenues
- 12.15 St Peters
- 12.18 Joslin / Royston Park

Scale 1:8000



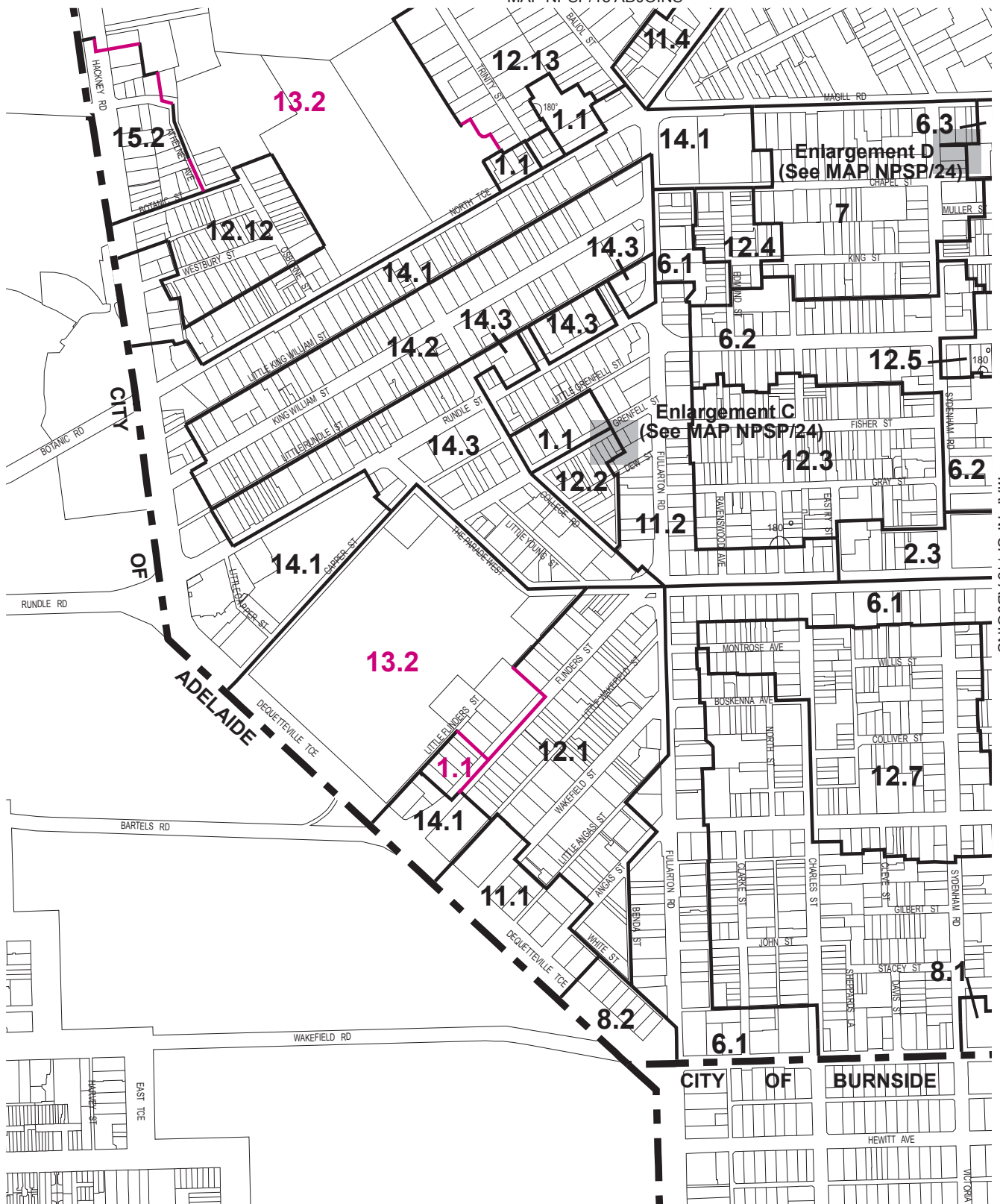
NORWOOD PAYNEHAM AND ST PETERS (CITY) POLICY AREAS MAP NPSP/13

- Policy Area Boundary
- - - Development Plan Boundary



Version A 11/3/16

Policy Area Boundary



- Business**
- 6.1 West Norwood
 - 6.2 Beulah Road
 - 6.3 Magill Road West
- Community**
- 13.2 Education
- District Centre (Norwood)**
- 2.3 The Parade West
- Mixed Use B**
- 8.1 Kensington Road
 - 8.2 Dequetteville Terrace South
- Mixed Use Historic (Conservation)**
- 11.1 Dequetteville Terrace
 - 11.2 The Parade/Fullarton Road
 - 11.4 Payneham Road

- Residential**
- 1.1 Medium Density
- Residential Character**
- 15.2 Hackney
- Residential Historic (Conservation)**
- 12.1 Kent Town 1
 - 12.2 Kent Town 2
 - 12.3 Norwood 1
 - 12.4 Norwood 2
 - 12.5 Norwood 3
 - 12.7 Norwood 5
 - 12.12 Hackney South
 - 12.13 College Park
- Urban Corridor**
- 14.1 Boulevard
 - 14.2 Business
 - 14.3 High Street

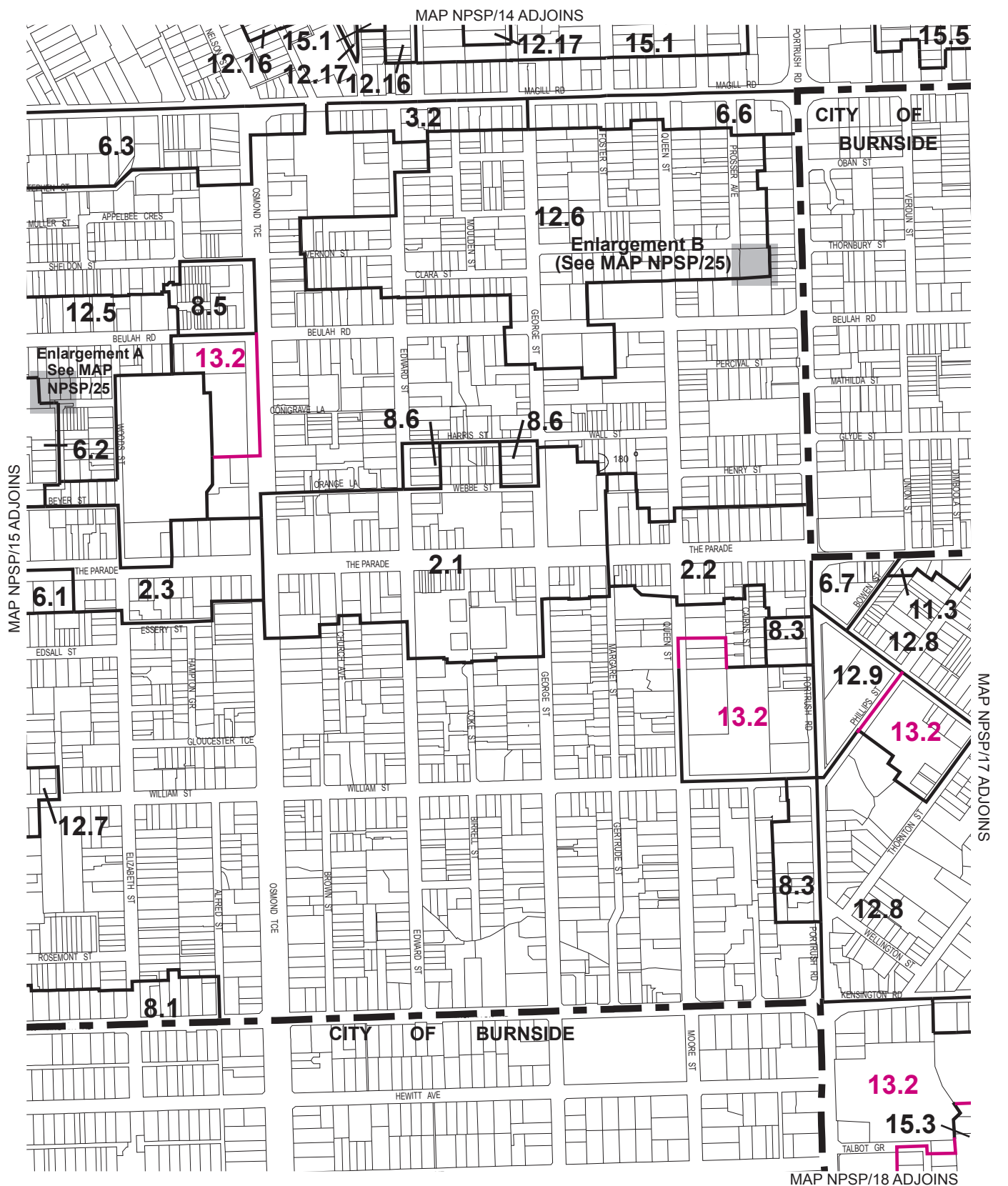
Policy Area Boundary
Development Plan Boundary

Scale 1:8000



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

Version A 22/3/16



Business
 6.1 West Norwood
 6.2 Beulah Road
 6.3 Magill Road West
 6.6 Magill Road East
 6.7 Kensington

Community
 13.2 Education

District Centre (Norwood)
 2.1 Retail Core
 2.2 The Parade East
 2.3 The Parade West

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

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

0 500metres

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

Version A 17/11/17

Policy Area Boundary
 Development Plan Boundary



- Community
13.2 Education
Mixed Use Historic (Conservation)
11.3 Kensington
Neighbourhood Centre
3.1 Marryatville
Residential Character
15.3 Heathpool / Marryatville
15.5 Trinity Gardens / St Morris
Residential Historic (Conservation)
12.8 Kensington 1

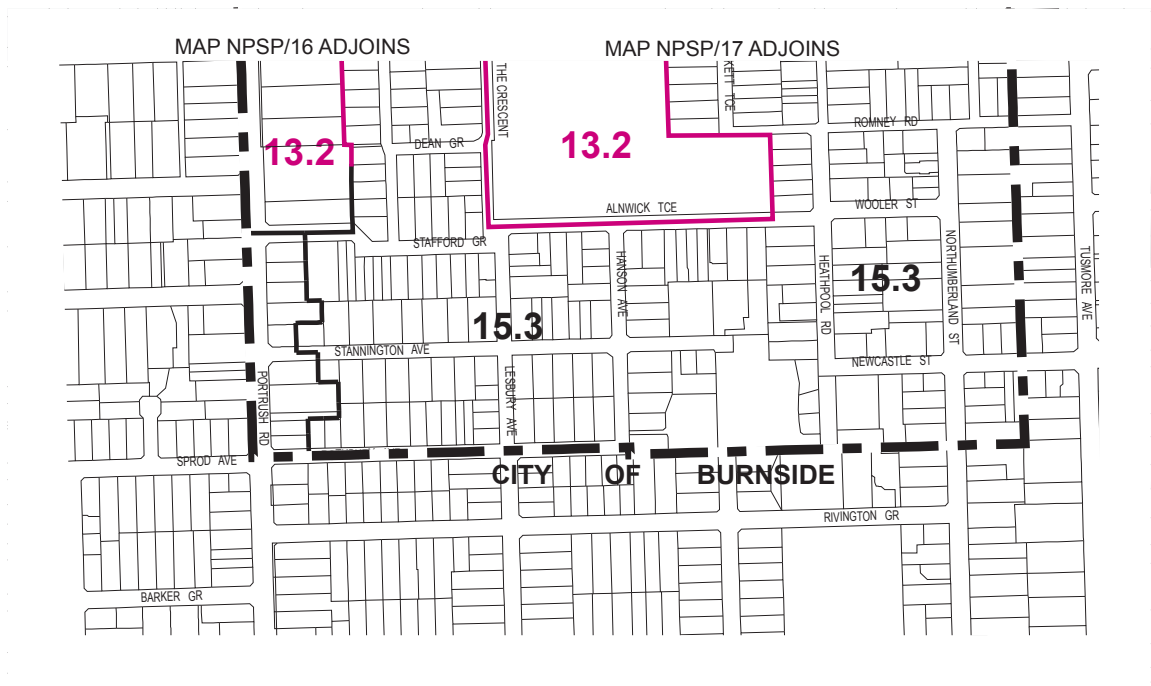
- Policy Area Boundary
- - - Development Plan Boundary

Scale 1:8000



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

Version A 22/5/17



Community
13.2 Education

Residential Character
15.3 Heathpool / Marryatville



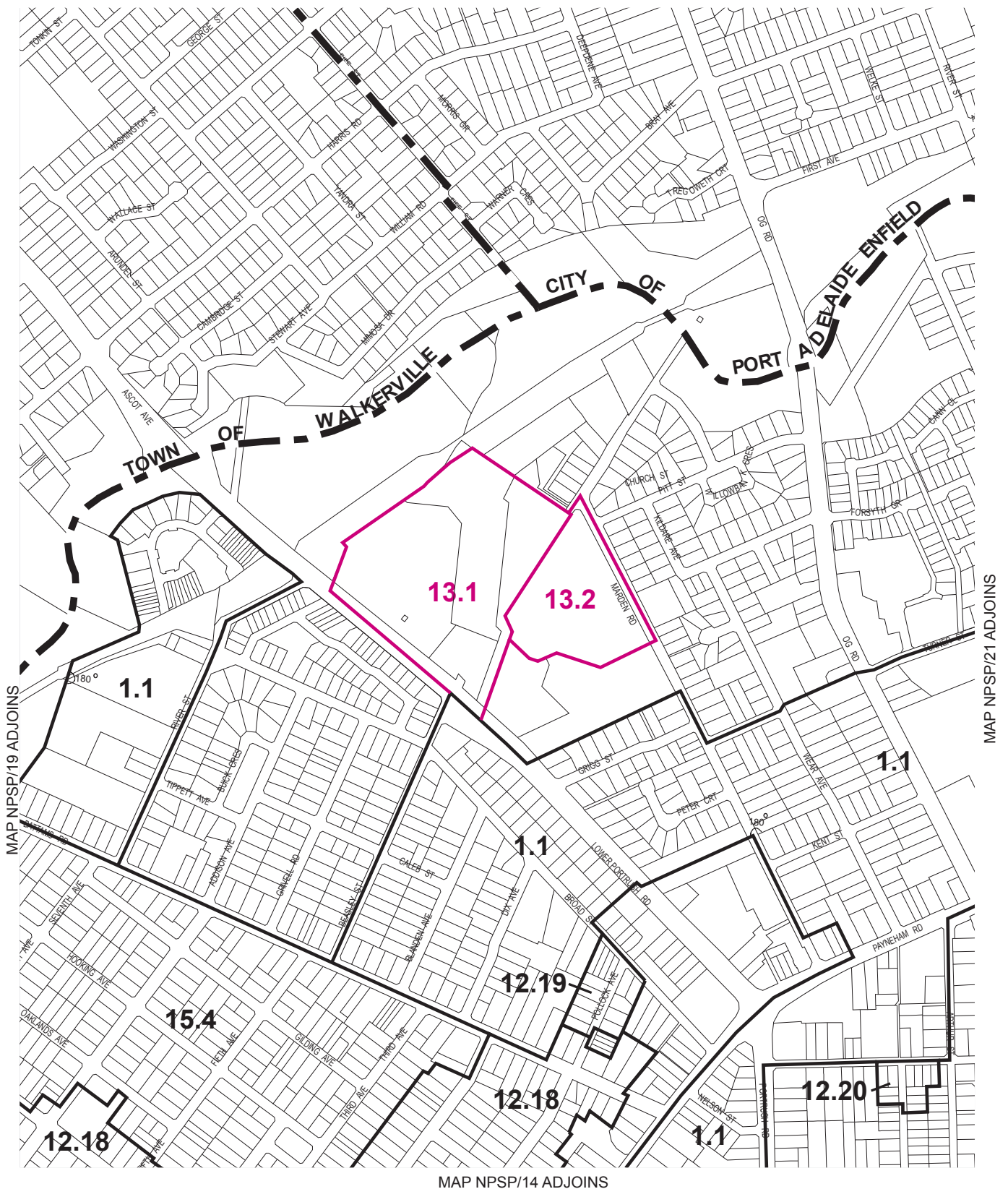
Scale 1:8000



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

Version A 17/11/17

— Policy Area Boundary
- - - Development Plan Boundary



- | | |
|--|---|
| Community | |
| 13.1 | Recreation |
| 13.2 | Education |
| 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) |

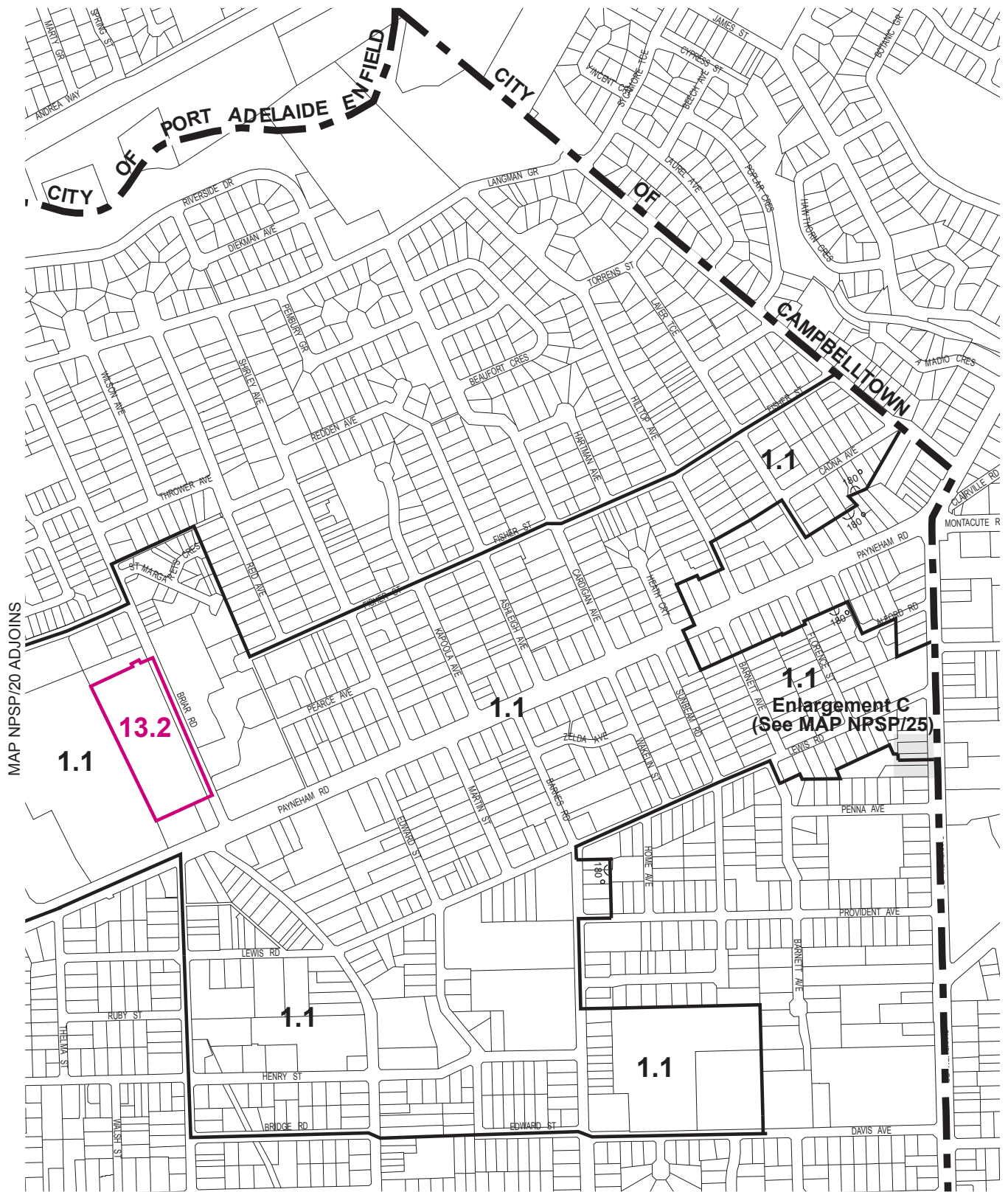
- | | |
|--|---------------------------|
| | Policy Area Boundary |
| | Development Plan Boundary |

Scale 1:8000



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

Version A 11/3/16



Community
13.2
Residential
1.1

Education
Medium Density

Policy Area Boundary
Development Plan Boundary

Scale 1:8000

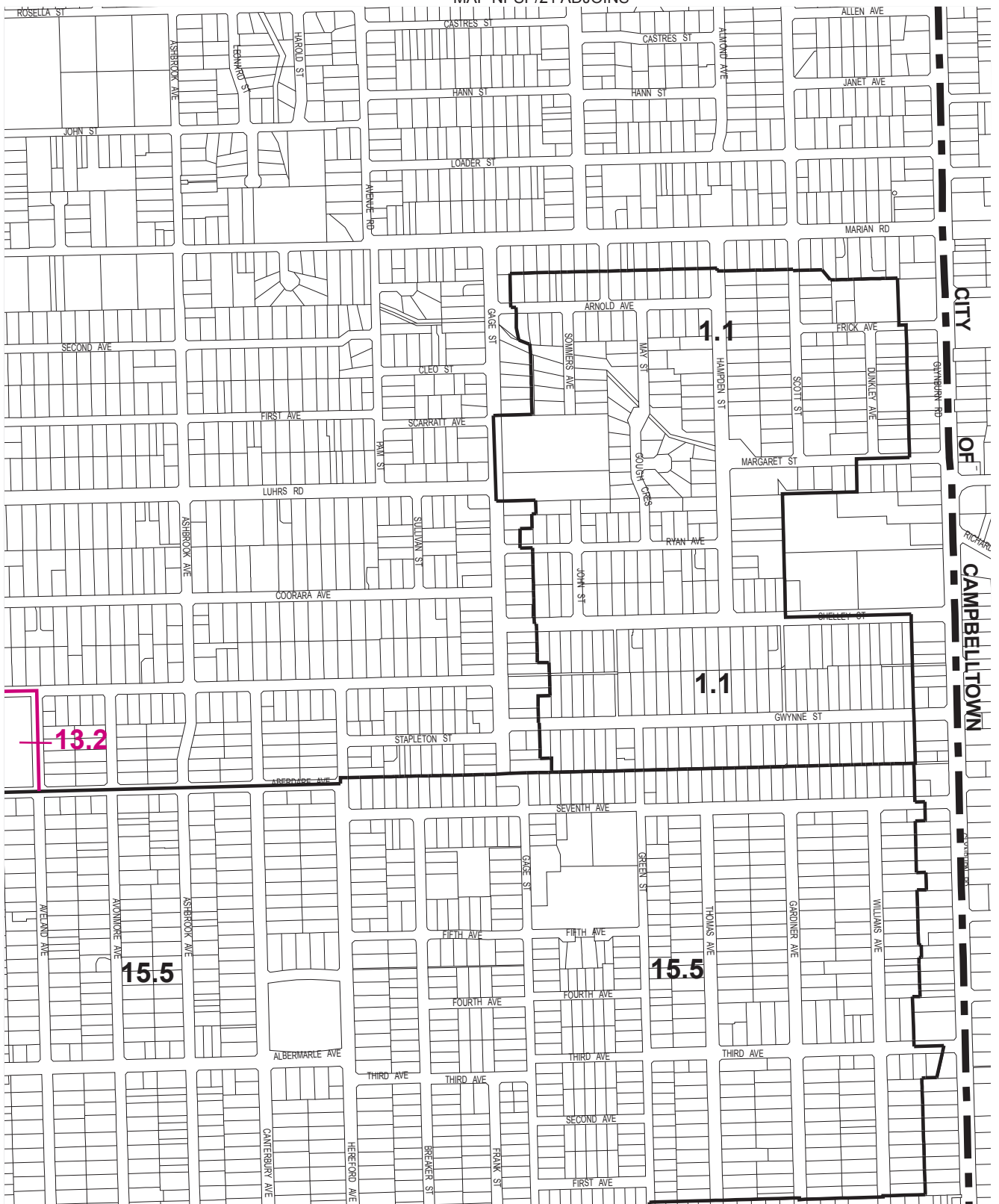
0 500metres

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

Version A 11/3/16

MAP NPSP/21 ADJOINS

MAP NPSP/14 ADJOINS



MAP NPSP/17 ADJOINS

Community
13.2

Education

Residential
1.1

Medium Density

Residential Character
15.5

Trinity Gardens / St Morris



Policy Area Boundary

Development Plan Boundary

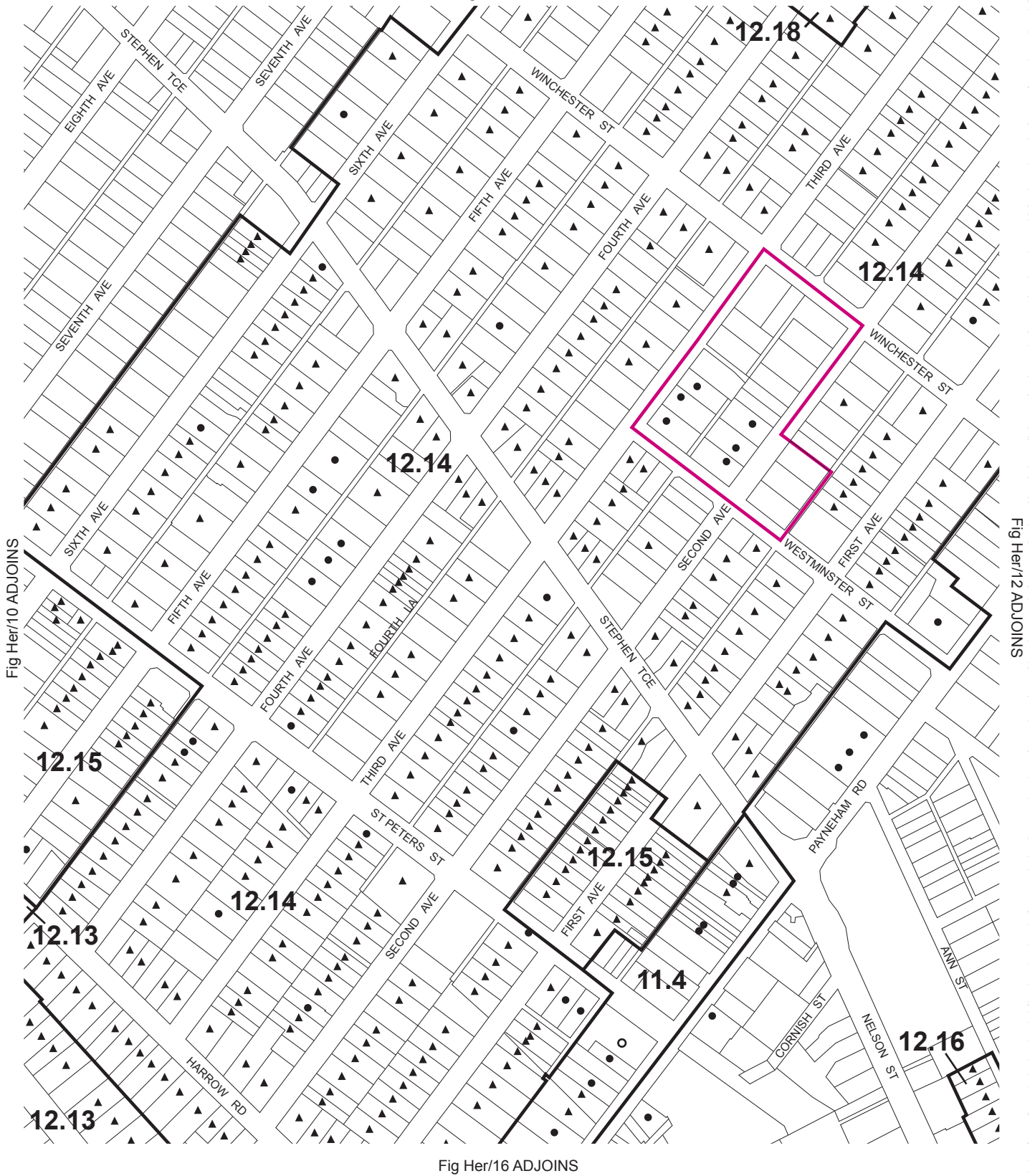
Scale 1:8000



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

Version A 22/12/15

Attachment G – Replacement Heritage Figures



- 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



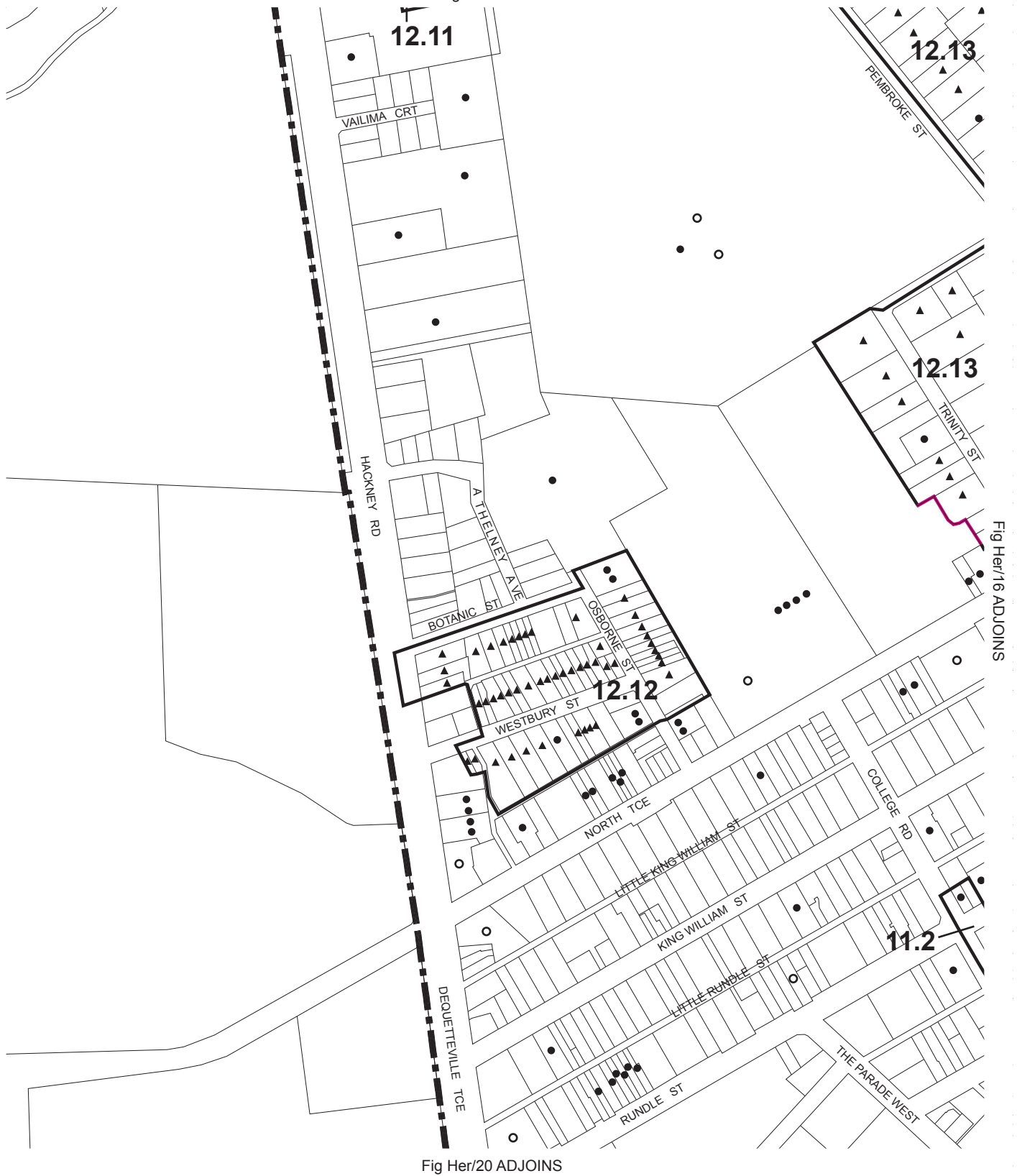
Scale 1:5000

0 200metres

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

Fig Her/11

Version A 11/3/16



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

Mixed Use Historic (Conservation) Zone
11.2 The Parade / Fullarton Road

Residential Historic (Conservation) Zone
12.11 Hackney North
12.12 Hackney South
12.13 College Park

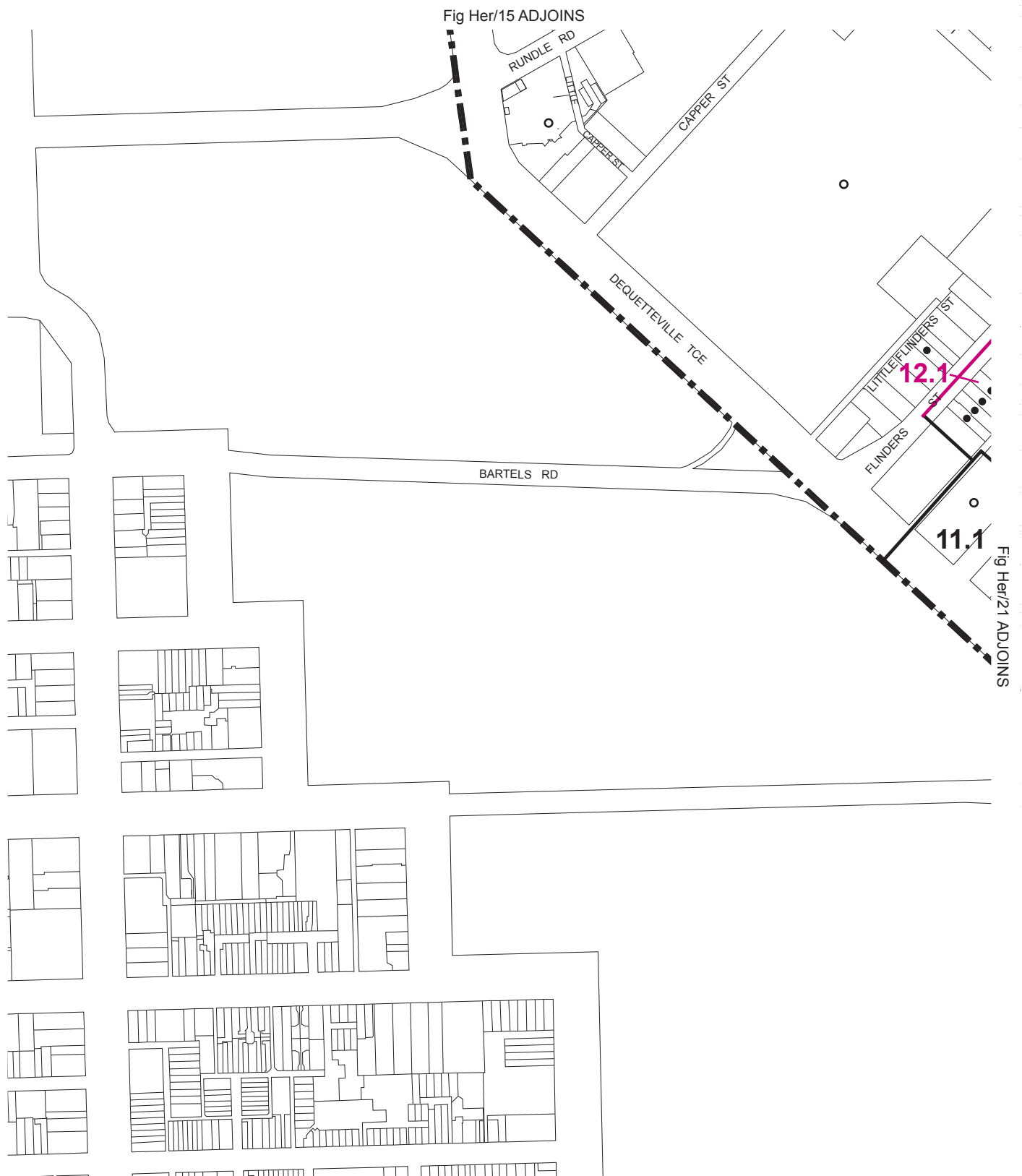
- Policy Area Boundary
- - - Development Plan Boundary



Scale 1:5000

0 200metres

NORWOOD PAYNEHAM AND ST PETERS (CITY) STATE AND LOCAL HERITAGE PLACES AND CONTRIBUTORY ITEMS Fig Her/15



- State Heritage Place
- Local Heritage Place

Mixed Use Historic (Conservation) Zone
11.1 Dequetteville Terrace

Residential Historic (Conservation) Zone
12.1 Kent Town 1

- Policy Area Boundary
- - - Development Plan Boundary



Scale 1:5000

0 200metres

NORWOOD PAYNEHAM AND ST PETERS (CITY) STATE AND LOCAL HERITAGE PLACES AND CONTRIBUTORY ITEMS Fig Her/20

Version A 22/5/17



- State Heritage Place
- Local Heritage Place

Mixed Use Historic (Conservation) Zone
 11.1 Dequetteville Terrace
 11.2 The Parade / Fullarton Road

Residential Historic (Conservation) Zone
 12.1 Kent Town 1
 12.2 Kent Town 2
 12.3 Norwood 1
 12.7 Norwood 5

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



Scale 1:5000

0 200metres

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

Fig Her/21

Version A 22/5/17

Fig Her/17 ADJOINS

Fig Her/21 ADJOINS

Fig Her/23 ADJOINS



Scale 1:5000

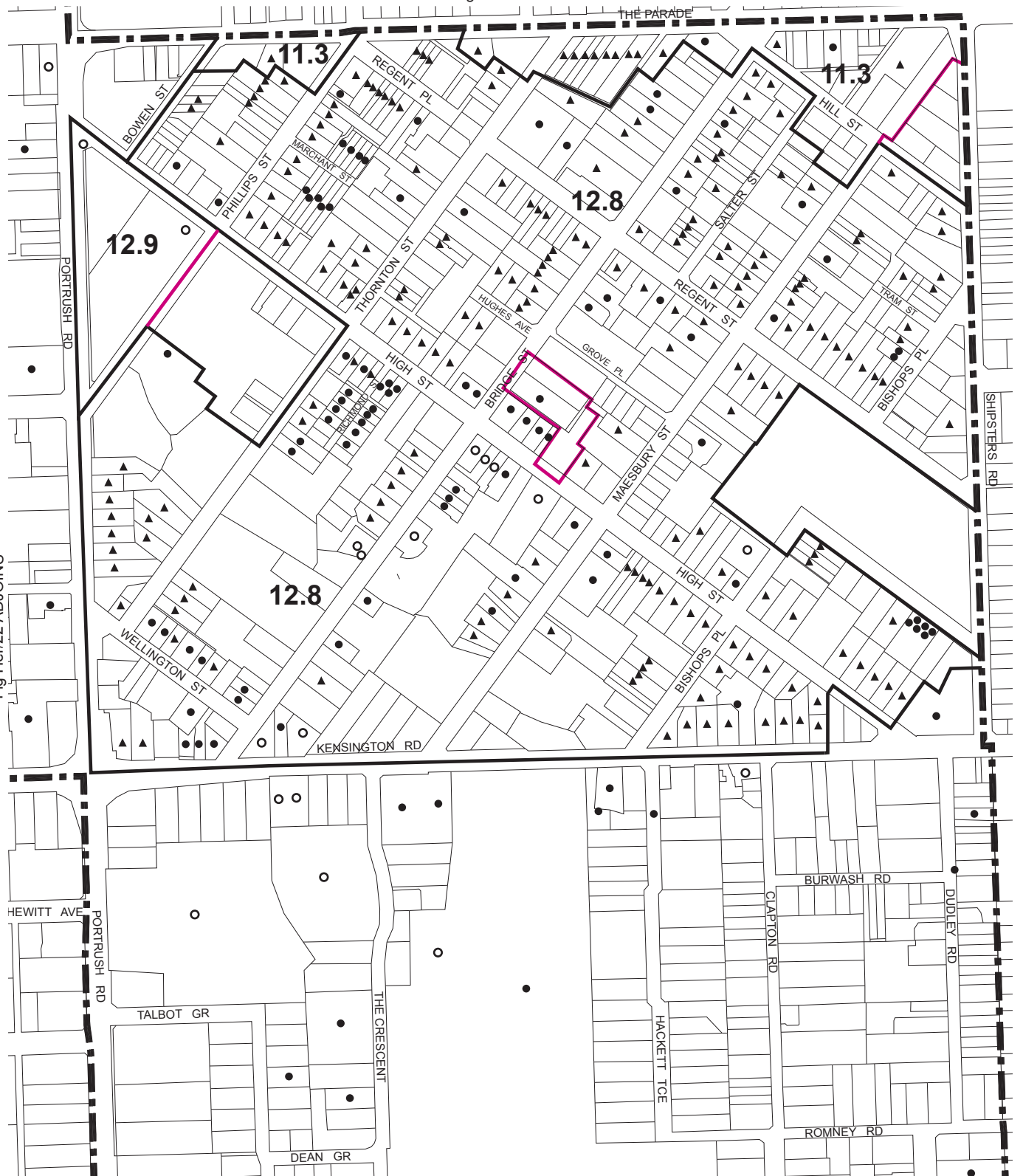
0 200metres

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

Fig Her/22

VersionA 22/5/17

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



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

Mixed Use Historic (Conservation) Zone
11.3 Kensington

Residential Historic (Conservation) Zone
12.8 Kensington 1
12.9 Kensington 2

- Policy Area Boundary
- - - Development Plan Boundary



Scale 1:5000

0 200metres

NORWOOD PAYNEHAM AND ST PETERS (CITY) STATE AND LOCAL HERITAGE PLACES AND CONTRIBUTORY ITEMS **Fig Her/23**

Version A 22/5/17