

North Adelaide Institutions

Purpose

This fact sheet provides information relating to the development of North Adelaide's Institutions under the new planning system.

Background

North Adelaide contains a large number of large Institutions (including Calgary Hospital, the various University Colleges, and Helping Hand Aged Care) that form an important part of the historic fabric of the suburb.

These Institutions have had a long-standing position within North Adelaide. A fine balance has been achieved to allow for development and minor expansion while not adversely impacting on the residential character of the area.

Zoning

The Institutions sit within the City Living Zone, which applies across the wider residential areas of North Adelaide.

The Zone seeks predominantly to facilitate low-rise, low to medium-density housing, plus opportunities for small scale employment and community service uses to make the neighbourhood a convenient place to live.

The Zone contains policy that allows for development on the site of an Institution, as well as limited expansion onto directly adjoining sites.

Heritage

North Adelaide's residential areas were in the North Adelaide Historic (Conservation) Zone under the former Adelaide (City) Development Plan. The Planning and Design Code's Historic Area Overlay along with Historic Area Statements apply to these areas to ensure continuation of heritage controls.

This ensures development reinforces historic themes and characteristics, and responds to existing local context. Development on any Institution site will need to respect heritage values of the area.

Most of the Institutions' areas also contain heritage places. Planning controls continue to apply to these places, including demolition control.

Building Heights

A two-level maximum building height applies to all of the residential areas of North Adelaide, including the Institutional sites. However, certain parts of each Institutional site are able to be developed with additional height – these parts, and their allowable height, are identified on a Concept Plan in the Planning and Design Code.

Concept Plans

Each Institution retains a Concept Plan that identifies the Institution site, parts of the site where taller building elements can be achieved, plus other site specific requirements. These were transitioned from the former Adelaide (City) Development Plan and are now contained in Part 12 – Concept Plans of the Planning and Design Code (refer www.code.plan.sa.gov.au).

The following Concept Plan example relates to Calvary Hospital:



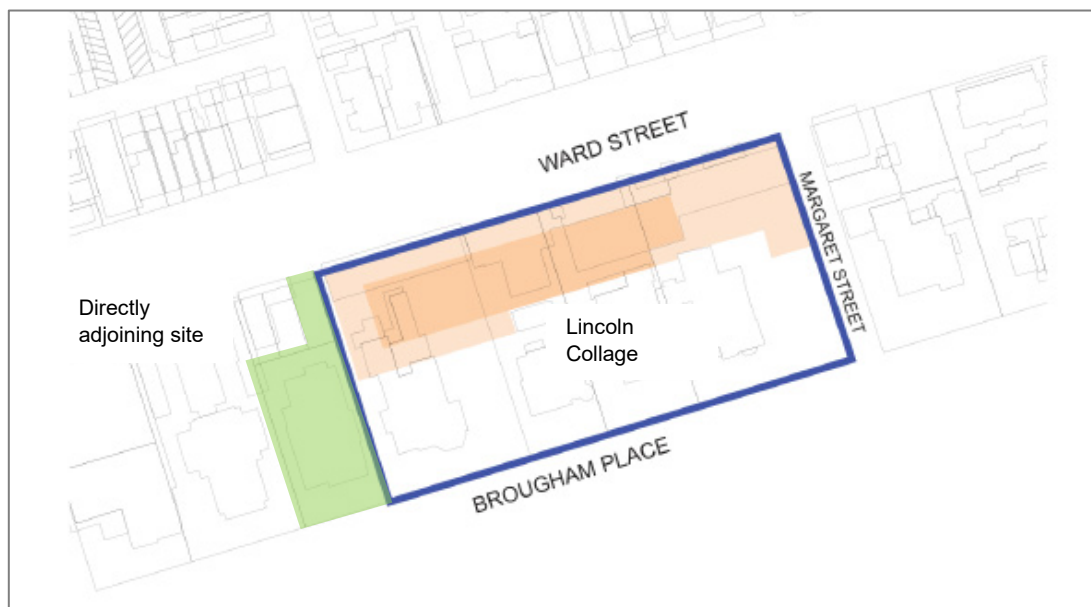
Expansion of an Institution Site

The City Living Zone allows for the expansion of an Institution provided it is on the Institution site (as identified on a Concept Plan), or on a directly adjoining site. This is any site directly adjoining the Institution, as demonstrated in the diagram below. The policy that enables limited expansion onto a directly adjoining site is a continuation of policy from the former Adelaide (City) Development Plan.

Development on Institution sites, or on directly adjacent sites, is assessed by the City of Adelaide's Assessment Manager or Assessment Panel against the provisions of the Planning and Design Code.

If the proposed development exceeds the prescribed height, or exceeds the zone's non-residential floor area allowances, it will be subject to notification; in these cases, adjacent land owners are required to be notified by letter/email, a notice is placed on the development site, and any interested party can make a submission on the proposal.

Directly Adjoining Site Illustration:



Restricted Development

Applications to expand an Institution beyond a directly adjoining are classified as Restricted Development.

This is a more comprehensive assessment pathway that applies in limited circumstances under the Planning and Design Code. The State Planning Commission is the relevant authority in these circumstances, and it can decline to assess a proposal.

Restricted development is subject to public notification, and members of the public who submit a representation regarding the development have a right of appeal to any decision on the application.

Need more help?

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.