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State Planning Commission
Department of Planning Transport and Infrastructure
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Cc Hon David Pisoni – State Member for Unley
Hon Jayne Stinson – State Member for Bacoe

Dear Commission

Planning and Design Code State Planning Reform for South Australia

Thank you for the opportunity to provide feedback on the draft Planning and Design Code. This process has enabled us to consider the local requirements, both current and future/strategic for our City.

The Planning Reforms and Planning and Design Code are a major generational change to how our cities, neighbourhoods and new development are managed.

The diversity of our cities, neighbourhoods and communities represent different histories, geographies, topographies and local aspirations.

While a State-wide consistent approach is recognised as beneficial for common structure, content, understanding and approach, it should also allow a degree of diversity through discretionary local specific policies and the reflection of local places and context. The State may set the targets, but local councils are best placed to determine the most appropriate areas and ways to deliver these outcomes.

The Reforms and Planning and Design Code scope and scale is substantial, and Council have identified fundamental changes of many established Development Plan policy directions through our review and testing. The Council is concerned with the lack of engagement on detail and policy refinement.

The State Government is commended for recently announcing a delay to the implementation of the Code. The Commission is still encouraged to provide a comprehensive response to submissions, issue a final completed draft of the Code and afford due period for road testing and proofing before final live implementation.

Executive Summary

The Council's review has identified a number of fundamental issues regarding the general policies and detail of specific zones which we wish to highlight for further consideration by the Commission. The Code is a large, complex and complicated document which has challenged professional and community understanding of the proposed changes.

Below is a summary of the focus of Council's commitment to identifying the key issues and desired solutions. The summary is supported by the following detailed discussion as well as the attached analysis tables, which provide a comparative assessment of road-testing development proposals against the existing and proposed policy criteria.

Implementation

- Further, clearer and detailed engagement on completed content is required;
- Delay of Code adoption positive if allows for appropriate road-testing and proofing;
- Tailored variations required to reflect existing and preferred key policy;

Heritage Matters

- The broad application of the Historic Area Overlay is positive;
- Historic Area Statements require the critical Building Siting criteria;
- Historic Area Overlay policy on demolition and improvements be improved;
- The Minister for Planning support the application for further Historic Areas and the local determination of development applications;

Medium to High Rise Interface

- Building Interface Envelope should be 30 degrees (not 45 degrees);
- The Minister for Planning support a discretion for a local 30 degree approach;
- Building Interface Envelope should be applied to all medium/high rise scenarios;
- Significant Development Sites 30% height benefit is unwarranted. Seek further clarification and rigor on establishing what constitutes "good development" to be eligible for the 30% height increase, notwithstanding Council opposes the proposals in its entirety;

Tree and Green Canopy

- 'Soft Landscaping' (15-25%) and 1 tree per dwelling is positive but should be applied more broadly to all development;
- Medium to high rise development 'Deep Soil' and demonstrated 'Tree Canopy Cover' area in landscape plans should be increased to a minimum of 15%;
- Minister for Planning support a discretion for councils to adopt a 15% area;
- Regulated (and Significant) Tree policy wording and legal precedent be retained;
- Unley listed Significant Trees be incorporated into Overlay mapping;

Neighbourhood Zones

- Neighbourhood Zones flexibility for non-residential uses is inappropriate;
- Replace General Neighbourhood Zone with Suburban Neighbourhood Zone;
- Replace Housing Diversity Zone with General Neighbourhood Zone;

- Replace Urban Renewal Neighbourhood Zone with Housing Diversity Zone for Fullarton Road and Charles Street areas;
- Density and therefore site areas should be consistent for all types of dwellings;
- Side and rear setbacks require revision to reflect different nature of areas;
- Include further reference to universal accessibility of residential developments, and appropriate consideration of this in conjunction with management of hazards (eg flooding) within the Code;
- Housing Renewal arbitrary provision for 6 levels should be justified in context;
- Ancillary Accommodation scale limit better defined at 50m² than 1 bedroom and applicable built form (dwelling, additions and/or outbuilding) design provisions;

Activity Centres, Commercial and Non-residential Structure

- Current hierarchy of Centre Zones be maintained, including a specific option for lower intensity Local Centre Zone;
- Mixed Use and Office Zones should be Business Neighbourhood Zone;
- Existing Showgrounds Zone iconic unique activity needs a new specific zone;

Design in Urban Areas

- Policy should apply from 3 storey, not designated 4 storey, per proposed medium rise and existing policy threshold, eg Building Interface Envelope (30 degrees);
- Positive sustainability improvements be applied more consistently;
- Private Open Space provision should be maintained and applied equally;
- Privacy (Overlooking) should remain at 1.7m and not reduced;
- Vehicle spaces, enclosures and manoeuvrability be improved;
- Vehicle garage/carport widths should be a maximum of 30% of site frontage;

Flood Hazards

- Hazards (Flooding) Overlay and flood mitigation policy must be made applicable;

Procedures - Public Notification

- Procedures regarding public notification need detailed review and incorporated for larger and direct impact development (even if envisaged);

Code Amendments

- Councils should maintain a lead responsibility and strategic control over the process, with land owners first directed to collaborate with councils as part of a broader strategic approach;

Designated Areas – Planning Authority and Design Advice

- SCPA role be limited and CAP involved more to recognise local context;
- Design Review, including optional local review, is supported;

Technical and Numeric Variations Overlays

- Concept Plans for critical precincts should be included in Code.

It is recommended that attention be given to addressing these key issues and ensuring the Code reflects existing well established and evolved policy positions.

Detailed Discussion of Key Issues

In considering the State Government's aim to establish a one-size-fits-all planning rule book, the Council are concerned that local circumstances, contextual sensitivity and refined policy thinking that has evolved over a long time by local councils, will be largely lost.

Council recognises the value of Technical Numerical Variations (TNVs) to address and respond to the concern. TNVs is a database of policy criteria that is applied to specific spatial areas to vary or add different information. They include local spatial application for some designated areas of 'Statements' of specific characteristics of historic and character values, nuanced precinct Concept Plans and varied site area, site frontage and building heights. Council supports the Commission's attempts to reflect existing quantitative policy, and in some cases local desired circumstances and sensitive contextual outcomes.

Only so much examination of the extensive detail of the Code could be achieved with the availability of relevant information (eg lack of comparison tables etc), timing and communication. The focus has been on addressing the key fundamental issues for the City of Unley, to be read in conjunction with and in support of feedback provided across the State to the State Planning Commission on the draft Code.

The following is a more detailed analysis of the general policy and zones proposed within the Code, highlighting the strengths as well as the concerns associated with the proposed changes.

Implementation – Engagement, Review and Commencement

The content, accuracy, process, community awareness and time-frame of the new Code, against its significant and substantial implications, fall short. It has not appropriately fulfilled the intended goals, objects, principles, aims and community engagement charter. Understanding and respecting community aspirations is a key foundation.

Generation 1 of the Code is purported to be primarily a transition of existing policy, except for a "few exceptions". However, the Council review has highlighted numerous significant fundamental zone and policy differences are evident representing substantial change and implications. These have not been highlighted within the community, nor explained, supported by evidence or justified. Future Generation(s) of the Code would be the time to properly address changes.

The required exposure, analysis, review and resolution of the substantial detail needs more time. Since the initial release in October 2019 of the Code (3,030 pages) a subsequent update of details and classification tables (2,200 pages) released on 23 December 2019 require comprehensive re-examination. The Code's implementation should be delayed beyond 1 July 2020 to allow for proper review and highlighting of changes and include time for a rigorous 'road testing' before operation to resolve the myriad of unintended and/or incongruous consequences in the detail.

Heritage Matters

Local Heritage Places and Historic Area Overlays

The recognition and transition of existing heritage places and Historic Conservation and Streetscape Zones into the new Local Heritage Places and Historic Area Overlays is positive and welcomed by the Council.

Historic Area Statements (HAS)

The associated Historic Area Statements (HAS) issued on 23 December 2019 are a recognition of the distinct and important historic characteristics of individual areas. The statements are integral to identification of contributory buildings and development for protection, conservation and improvement, and nature of new development, that will maintain the intrinsic values of these areas.

Contributory Items

The retreat from identifying individual Contributory Items, based upon the application of the valued characteristics and their determination up-front in policy, is a retrograde step, diminishing clarity for all: owners, purchasers, applicants, and community. An individual specific assessment will now need to be made in each and every case to establish the status of buildings in order to address enquiries and development.

To assist with the task, the Administration on a with-out-prejudice basis, undertook to translate existing key material from the City of Unley Development Plan into suitable statements for these areas. The template format required material to be distilled down to existing visible physical key characteristics without any regard to the context of the history and evolution of the area that forms the basis for the key patterns and characteristics.

The Statements were edited to provide consistency with prescriptive criteria removed that are covered by other policy within the Code, ie TNVs (site area, site frontage, building height). While some key criteria are encompassed in TNVs, this approach diminishes the comprehensiveness and clarity of the statements in regard to reinforcement of the key historic subdivision patterns.

Building Siting Criteria

Of particular concern, is the removal of the Building Siting criteria (road setback, side boundary setbacks and total building spacing) existing in the Council's Development Plan which has proven critical and is better informed than the minimal generic setbacks criteria nominated within the Code. The Building Siting criteria should be reinstated to properly represent the distinct nature and pattern of buildings and gaps within the individual historic areas.

Historic Area Overlay

Further, the Historic Area Overlay policy is lacking and needs further refinement to provide guidance on the respectful improvement to buildings and in particular effective and fair demolition protection. The Council considers the historic character is more than just the streetscape presentation and front elevation or façade.

The historic character is essentially formed by the original whole building and setting. Any effective and practical economic test of repair cost can't be sensibly isolated from the integrated value of the whole building and only applied to the front elevation or façade wall. Suggested critical refinements are contained in Attachment 1.

The draft Practice Guideline (Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay) 2019, released on 1 October 2019, attempts to elaborate on the intention of Code policy. The Council review highlights that the terminology used is conflated and confusing, in particular in relation to Historic Areas, eg inter-changeably using structure, building, places etc or not using terms to make meaning clear. The final Code should focus on rigorous and consistent expression, clarity and use of terms.

The existing approach and status of policy and control for historic areas should be transitioned into Generation 1 of the Code for July 2020. Once fully and properly investigated, consulted, reviewed and resolved a next Generation of policy could be considered for the Code.

Heritage Assessment

The City of Unley recommends that Council's should continue to hold a central role in planning and management of local heritage and historic areas. Councils should not be unduly constrained by the State in relation to implementing and managing historic areas while overall development targets are attained.

The current requirement for 51% of all land owners in an area to provide approval to a new historic area is contrary to normal and broader public interest, community benefit and proper objective analysis. The removal of this requirement is supported for better public policy and community determination and should be a key element of the above-mentioned review.

High Density Interface

Historic consideration of higher density corridors and precincts, careful contextual analysis and well-accepted urban design principles established by the City of Unley led to the fundamental approach adopted by a majority of other metropolitan councils for a building interface envelope of 30 degrees from 3 metres above ground level from the zone boundary.

The proposed unilateral change within the Code to a building interface envelope of 45 degrees from 3 metres above ground level, apart from south facing elevations, without evident analysis, justification or respect for existing established policy is opposed by the Council.

In cases where the increased angle is currently used, it generally relates to locations where limited building heights are envisaged and therefore impacts are lower, and where an adequate depth of sites for greater height was not addressed at the time of rezoning.

It is recommended that the policy be amended to reflect the existing 30 degrees approach, to provide greater consistency with development across greater Adelaide. Alternatively, the Code could be amended to provide allowance for individual councils to maintain their existing and preferred option. The use of TVNs is considered an appropriate mechanism for this revised spatial application.

The review of the Code has highlighted that the building interface envelope is designated in a limited number of specific Zones, ie Urban Corridor Zones, encouraging greater height, but not all such zones, eg Housing Diversity or Urban Renewal Neighbourhood Zones, that encourage medium rise (4 to 6 storeys).

Currently, in the Medium and High-Rise Development (3 or more storeys) General Policy of the City of Unley's Development Plan, the building interface envelope (ie 30 degrees from 3 metres above ground level from the zone boundary) is included to apply for all development of 3 storey or more. This ensures all examples of higher development is sensitive to adjacent lower density zones.

Within the proposed Code the general policy for Design in Urban Areas has been significantly changed in respect to status of development scale, limitations to the application of the building interface envelope generally, as well as other policy is not applied given 'medium rise' is designated as 4 storey or more. The Council is concerned these changes will have major implications for the general design of taller development, resulting in potentially intrusive and overbearing building scale to adjacent properties.

Significant Development Sites

In the draft Code, Significant Development Sites (over 2,500m² and 25m frontage) within the Urban Corridor Zones are proposed to receive an indiscriminate benefit of 30% increased building height, for the inclusion of a range of desired outcomes, including greater levels of respect for character, quality design, sustainable and green design, affordable housing and diversity of housing or inclusion of a Child Care Centre.

The Council questions why these outcomes should not be considered 'standard' through the Code and highlights concern that without expectation for inclusion within all corridor development, the State Government risk lowering the quality of typical development. An alternative would be to reduce the substantive policy allowance by 30% to genuinely encourage site amalgamation and improved development, that would then be consistent with established desired outcomes.

Further, increased height, or other variations, should not be arbitrary and indiscriminate, but relative, warranted within the circumstances, and considered within the context of the locality and fundamental urban design principles of relative street wall height (viz street width or viewing angle) and neighbour interface building envelope.

Trees and Green Canopy

Tree canopy is an intergenerational asset, a primary factor in micro-climate and broader climate mitigation, as well as beneficial for habitat, biodiversity and neighbourhood amenity.

Current canopy loss is substantial, eg in Unley canopy cover has fallen from 27% in 2007 to 22% in 2017. The 30-Year Plan for Greater Adelaide sets a target of 30%, or an increase of 20% of 2015 canopy by 2045, which Council is aiming to achieve.

Current trends are the reverse and loss is increasing with infill development pressure. Public spaces, reserves and street planting opportunities are limited, eg in Unley 14% is potentially 'plantable space', however 80% of this is in private land.

To redress loss and increase potential canopy, it is estimated there must be at least 15% tree canopy, and commensurate deep soil area, within all new private development.

Proposals for 15-25% 'soft landscape' areas and minimum one (1) tree per typical dwelling is positive and strongly supported by the Council. However, this is only applicable to residential development of 1 to 3 levels, it will not sufficiently address the State's targets for increased canopy cover.

In review, the existing 7% deep soil area for medium to high rise development (4 levels or more) is considered inadequate to the state's target and local amenity. A minimum of 15% deep soil and tree canopy should be required, particularly for larger sites (eg over 1,500m²).

More comprehensive and consistent increased tree canopy provision is needed, consistent with the State Government 30 Year Plan requirements. A simpler approach, which Council would support, would be to apply consistent policy requirements for all development, rather than variation of policy requirements based on the development type/scale.

If a State-wide adoption of increased policy criteria is too difficult, councils should have discretion to apply their own preferred and community supported options. The available mechanisms for spatial application of TNVs readily enable this.

Regulated and Significant Trees

Regulated and Significant Trees recognition is transitioned into the Code but with policy wording revision, the current tested interpretation and extensive legal precedent is lost resulting in considerable undermining of protections, particularly for Regulated Trees. The policy wording should not be revised: the existing tested policy should be reinstated.

Neighbourhood Zones

There are a range of Neighbourhood Zones applied across Unley, of varied density and building height. Some have TNVs to reflect existing limited quantitative development criteria policy but some have no variation. Refer to Attachment for detailed analysis and comparisons of zone policy. In summary their scope includes:

- *Residential Neighbourhood Zone* – low or very low density (less than 35d/Ha = sites > 285m²) and low-rise buildings (1-2 levels) – but TNVs applied for varied site area and frontage to reflect Historic Areas in Unley Park and Myrtle Bank;
- *Suburban Neighbourhood Zone* - low or very low density (less than 35d/Ha = sites >285m²) and low-rise buildings (1-2 levels) – but TNVs applied for site area, frontage and building height to reflect Historic Areas across majority of city;
- *General Neighbourhood Zone* – low to medium density (35 to 70d/Ha = sites 285 to 143m²) and low-rise buildings (1-2 levels) – a standard non-variable TNV is applicable (>300m² except row dwelling >200m² – there is no rationale or justification for why Row Dwelling is so different, or different at all); Encompasses areas in Everard Park, Black Forest, Clarence Park, Wayville, Parkside, Fullarton and Myrtle Bank and current site areas of 300 to 350m²;
- *Housing Diversity Neighbourhood Zone* - medium density (70d/Ha = sites >143m²) and low-rise buildings (1-2 levels) – TNVs applied for building height only.
Encompasses areas in Everard Park, Clarence Park and Parkside and current site areas from 150, 200 to 250m²;
- *Urban Renewal Neighbourhood Zone* - medium density (70d/Ha = sites >143m²) and low to medium rise buildings (1-2 to 3-6 levels) – TNVs not applicable. Building Height generally 3 levels (12m) but up to 4 levels (15m) for sites over 1,200m² and street frontage of 35m.
Encompasses areas in Unley (Charles Street), Fullarton Road and Myrtle Bank (Spence Avenue) and current site areas from 80 to 180m²

For the Residential and Suburban Neighbourhood Zones, and Historic Area Overlay, critical development criteria (eg site area, frontage and height) is encouraged to reflect the existing detail of the Council's Development Plan.

The Council is concerned the lack of TNVs for many zones may create simplistic, generic solution to the myriad of varying contexts and existing circumstances and differs from existing long-established and evolved policy acknowledged by the local community.

For example, the Residential Zone (infill Policy Areas 12.1 (300) and 12.2 (350)) and Residential B350 and RB300 Zones seek regard for existing character, eg *“...diversity of different building eras with pre-1940's character housing interspersed with sympathetic contemporary dwellings ... sensitive infill re-development of existing sites occurs, complementing surrounding dwelling types and forms and having particular regard to the design and siting of built form...”* and *“... attractive and established living area with limited infill development ...”* and *“...established*

residential area containing a variety of sound, existing dwellings on individual allotments with limited and appropriate infill...”.

General Neighbourhood Zone

The Council is concerned the proposed transition to General Neighbourhood Zone provides a generic infill intent and quantitative criteria which is considered contrary to the existing zoning, and in the absence of being Residential Code areas, poses significant implications for more intensive development and built outcomes.

The Council recommends the existing desired character for sensitive development that complements existing dwelling character and form, should be respected, avoiding reduced site areas (particularly row dwelling) and reduced street frontage (particularly Residential Flat Building).

Criteria	Dwelling Type	Existing 300	Existing 350	Proposed
Minimum site area (Existing zones R12.1(300)/RB300 and R12.2(350)/RB350)	Detached	300m ²	350m ²	300m²
	Semi	300m ²	350m ²	300m²
	Row	300m²	350m²	200m²
	Group	300m ²	350m ²	300m²
	Res Flat Building	300m ²	350m ²	300m²
Min site frontage (2 dwellings) (3 or more dwellings)	Detached	10m	10m	9m
	Semi	8m	8m	9m
	Row	7m	7m	7m
	Group	15m	15m	15m
	Res Flat Building	22m	22m	15m
Max building height		2 storey 7m	2 storey 7m	2 storey / 9m (generous and recommend 8m)

As highlighted above, the Code was purported to be a transition of existing policy. The Council is concerned that there has been no investigation, explanation, or engagement to justify such a major change of policy and the potential long-term development implications. Corresponding sensitive zoning (ie Suburban Neighbourhood) and corresponding TNVs need to be applied.

Housing Diversity Neighbourhood

Within the proposed Code, Housing Diversity Neighbourhood Zone (site areas of 143m²) are introduced, which roughly correlates with exiting RC150 Zone. For the nature and criteria of Residential Regeneration Zone (site areas of 230m²), RB200 and RB250 Zones within the existing Development Plan, the General Neighbourhood Zone within the Code would be more applicable with corresponding TNVs.

Urban Renewal Neighbourhood Zone

Within the Code, Urban Renewal Neighbourhood Zone allows up to 3 storey generally, 4 storey on larger sites (sites over 1,200m² and 35m frontage which are not uncommon). The Council’s review highlights that in areas such as Fullarton Road and Charles Street (Concept Plan Fig RR/1) this is contrary to the maximum

current Development Plan limits of 2 to 3 storey. Conversely the higher limits in the Fisher Street and Spence Avenue policy areas of 5 storeys within the Development Plan are not reflected, nor the gradation and juxtaposition of buildings and heights in Concept Plan Fig SA/1. The Council requests that appropriate TNVs (Concept Plans, Building Heights and Site Areas and Frontages) should be applied to all areas to maintain and reflect existing, desired and adopted policy criteria.

The Housing Diversity Zone, rather than Urban Renewal Neighbourhood Zone, is more relevant for the Fullarton Road and Charles Street areas together with appropriate TNVs (Concept Plans, Building Heights and Site Areas and Frontages) to maintain and reflect existing, desired and recently adopted policy criteria.

The zones contain provisions for side and rear setbacks, although these are missing in the General Neighbourhood Zone. This has been recognised in the Update Report and provisions will be included. These polices are critical to the nature and intensity of buildings versus spaces in between within the various areas. The setback requirements should reflect this and vary to provide for greater setbacks in the zones of lower density, eg no building on boundary, 2.0m minimum to side, 6.0m to rear and increase in setback by a ratio of 1 to 2 in height in the Suburban and Residential Neighbourhood Zones rather than the 1 to 3 for General Neighbourhood Zone.

A number of these higher density neighbourhood zones, and other zones, encompass medium rise development of 4 to 6 levels. Like the Urban Corridor Zones the Building Interface Envelope needs to be included in these zones and/or alternatively in general policy to apply to any and all medium/high rise development.

In respect of residential development generally, there should be an inclusion of further reference to universal accessibility of residential developments, and appropriate consideration of this in conjunction with management of hazards (eg flooding) within the Code.

Non-residential Uses

The Council recognise that within the Code, the Neighbourhood Zones are not confined to residential or like land uses and significant flexibility is proposed for a wide range of supporting non-residential and commercial land uses eg Shop, Office, Consulting Room etc. The Code proposes smaller shops (100m²) be allowed anywhere within zone and larger (200m²) along arterial roads and adjacent to activity centres (within 60m). Only restricted development (not envisaged but for SCAP determination) is allowed up to 1,000m². The only performance assessment criterion is not interfering with residential amenity, however, this is not tested with exclusion of allowed sizes from Public Notification.

If pursued as policy the Council recommend that more specific and rigorous location, nature, number, context, circumstances, etc criteria be established, as well as Public Notification in all cases as a minimum. Built Form, irrespective of land use, should have residential design provisions applied to maintain nature or area.

Within the City of Unley, introduction of non-residential land uses within Neighbourhood Zones is unnecessary and not supported, given our close network of

main streets and activity centres. This approach only serves to dilute and undermine the hierarchy of centres and activities, create inequitable anti-competitive investment and development opportunity and fails to support the consolidation of existing and desired centres as active, vibrant, viable, walkable and sustainable services hubs.

The Council's existing policy has been committed to support and consolidation of existing centres, and to maintain the surrounding inherent residential amenity.

Housing Renewal

The Housing Renewal general policy for South Australian Housing Trust (SAHT) and Community Housing developments, provides for more intensive development and designs of medium rise (6 building levels) in any zone. The Council is concerned these changes are contrary to proper and orderly planning and lack transparent public policy. Council recommends that consistent basic zoning and policy should be applied and any variations should be limited, where justified and supported in the local context.

Ancillary Accommodation

The inclusion of Ancillary Accommodation (located on the same allotment as an existing dwelling, containing no more than 1 bedroom and sharing the same utilities) is supported by the Council, to better support flexible and adaptable 'granny flat' type accommodation while maintaining essential residential configuration and density.

However, the applicable Deemed-to-Satisfy or Performance Assessed only mentions flooding criteria (based on reference numbering) and none of the applicable range of typical zone and residential development (dwelling, additions and/or outbuilding) design provisions seem to apply, eg size, height, setbacks, overall open-space, soft landscape etc. This is inappropriate and should be remedied to ensure such buildings accord with overall and typical expected design outcomes.

The Ancillary Accommodation definition should be based on a simple floor area limit, ie 50m², rather than limitation of scale by interpretation of potential bedrooms.

Activity Centres, Commercial and Non-residential Structure

The current graded hierarchy of Local, Neighbourhood, Specialty Goods, Conservation and District Centre Zones are all proposed to be encompassed within the Suburban Activity Centre Zone or Suburban Main Street Zone with expansive indiscriminate potential for non-residential and retail land uses.

The variation for intensity and scope of activity in Local Centre is significant. Another specific zone option is required preferably. While a Sub-zone and TNVs may address some distinctions, they do not address the fundamental difference in nature.

The current range of fringe main road commercial Mixed Use and Office Zones are encompassed within the proposed Suburban Business and Innovation and Suburban Employment Zones. However, Council recommends the Mixed Use and Office Zones fundamental nature and intensity are more appropriately reflected by the

Business Neighbourhood Zone, together with appropriate TNVs for height and retail floor area limits.

In addition, Council supports the current range of Urban Corridor Zones are proposed to essentially be maintained in alignment with the existing Development Plan, also with their liberal scope for expansive non-residential and retail land uses.

The current Showgrounds Zone is not effectively represented with the suggested Recreation Zone not reflecting the nature, diversity and intensity of activity. A specific zone is required for this iconic unique activity based upon the existing zone and policy areas.

Further, the Neighbourhood Zones provide for a wide range of supporting commercial land uses eg Shop, Office, Consulting Room etc, typically limited in scale of 100m² to 200m² but up to 1,000m² on-merit before being Restricted development (still on-merit but for SCAP determination).

The Council recommend the Commission establish a clear limit and focus towards reinforcing a network of vibrant centres, with the scope of activity limited to complementary commercial (non-retail) activity and services on the other main road fringe areas. Commercial and retail activity is not necessary or warranted and is contrary to inherent amenity in residential neighbourhoods.

Design in Urban Areas

The Design in Urban Areas general policy is critical as it encompasses the majority of relevant design parameters for a range of typical development:

- *General*
- *All Development – 4 or more Building Levels*
- *All Residential Development*
- *Residential Development – 3 Building levels or Less*
- *Residential Development – 4 or more Building Levels (Including Serviced Apartments)*
- *Group dwellings, Residential Flat Buildings and Battle- Axe Development*
- *Supported Accommodation, Housing for Aged Persons, and People with Disabilities*

Of key difference, and consequence to the Council's existing and long-standing policy are changes in regard to:

- Specific design parameters currently applied to 3 storey or more development that is now only proposed to apply to 4 storey or more development;
- Building Interface Envelope (eg 30 degrees from zone boundary) currently generally applies to development of 3 storey or more but is now proposed to generally be absent and limited to only specific zones, not all higher rise ones.

The Council is concerned that the range of groups of general and specific policy leads to repetition but also anomalies and/or omissions, with inconsistent criteria

applying for similar development, eg all development of 3 levels or less not addressed, varied green canopy criteria and WSUD requirements (≤ 3 levels and over 4 levels, 4 dwellings versus 5-19 dwellings – no mention of 20+ dwellings, all types of dwellings). This separation may lead to inconsistencies and omissions between exclusive detached, semi-detached and row dwellings versus other types of dwellings, eg group, flat building etc.

The Council recommends a more consolidated and consistent general policy suite should be applied that minimises the additional nuanced policy to critical differences in development nature to avoid anomalies and omissions.

Private Open Space

Private Open Space provision has generally been reduced in the draft Code. While the typical and logical requirement of 20% is maintained for larger sites ($>1,000\text{m}^2$) for smaller sites the provision is minimum fixed areas (eg $80\text{m}^2 =$ sites $500\text{-}1,000\text{m}^2$, $60\text{m}^2 =$ sites $300\text{-}500\text{m}^2$ and 24m^2 sites $< 300\text{m}^2$). This reduces the relative provision to between a low 8% up to 12% or 16% at best. The Council recommends that consistent and relative 20% total provision (and 10% adjacent a habitable living area with a minimum dimension of 4m) should be consistently applied to all.

Privacy (overlooking) from above ground level floors is currently addressed by window sills or screens to 1.7m above floor level (or alternative equally effective measures). While this is not a universal standard, it has been adopted in several similar council areas, is a long-standing and critical expectation desired by our community. The change to 1.5m plus window openings (potentially horizontal sliding panels) to 200mm severely reduces the mitigation effectiveness and long-standing expected standard without analysis, justification or specific consultation.

Vehicle Movement and Garages

Vehicle manoeuvrability is universally applicable and referred to generally in different sections of the Code. Only 'Group Dwellings, Residential Flat Buildings and Battle-Axe Development' reference a B85 vehicle (which is assumed to be the 85th percentile vehicle per Australia Standard 2890) for access to garages and car parking spaces (with less than 2 point manoeuvre although up to 3 point manoeuvre in Rural Areas).

The Council is concerned that the vehicle standards are not consistently applied and may not be reflective of the changing trends in vehicle ownership.

The impact of vehicle access points and garages and carports to the street are desired to 'not detract from the streetscape or appearance of a dwelling'. Driveway widths up to 6m and 50% up to 7m width for garages is specified, which would dominate typical 12-15m site widths and be at odds with the 'not detract' requirement.

The Council recommends a maximum of 30% and up to 6m for garages should be allowed and driveways similarly (eg 6m width once exceed 18m frontage not 12m frontage).

Hazards (Flooding)

The area of the City of Unley is significantly affected by flooding from larger 1:100 ARI events – over 23% of properties (15% low risk, 3.8% medium risk and 4.3% high risk).

Currently any development, including Complying or Residential Code development, must address general policy to remain protected from 1:100 ARI (generally 300mm above anticipated flood water level).

While flood/risk mapping is not included in the current Development Plan, up-to-date flood/risk modelling and mapping is maintained and made available from the Brown Hill Keswick Creek Storm Water Management Authority and Council. The regular updating and changing of flood mapping, and the onerous, cumbersome and slow process of Development Plan Amendments, has handicapped their uploading and currency within Development Plans.

The proposed approach relies upon the Hazards (Flooding) Overlay triggering a change in status to Performance Assessment and application of relevant policy. At this stage, only those plans existing in Development Plans (many out-of-date, incomplete or absent) have formed the Overlay. Council is concerned the policy provisions proposed are generic (urban or rural), simplistic and ineffective (300mm above top-of-kerb – an impractical solution for many sites and those adjacent or containing watercourses) to a historic problem within the City of Unley.

Council considers the Code provides no trigger for consideration of flooding impact and mitigation with development in Unley. Council strongly urges the commission to reconsider this policy as it poses significant implications, risks and liability.

The available flood modelling and mapping for the City of Unley has been through exhaustive public consultation and engagement with the community and affected property owners. While subject to change, it is the latest and best information. Council recommends that this information should be included in the Overlay and updated as further such information is adopted as public policy, to form an effective Hazards (Flooding) Overlay.

As with many other areas, the Unley flood modelling has been translated to risk mapping for low, medium and high-risk properties, with associated detailed tailored policy. This policy should be applied to the categories of risk to correspondingly streamline effectiveness and efficiency of development assessment.

A satisfactory solution for consideration of flooding impact and mitigation, interim for Generation 1 if necessary, needs to be resolved and incorporated into the Code.

The researched flood and risk mapping and tailored policy approach was recommended in December 2018 in relation to the Natural Resources and Environment Policy Discussion Paper regarding a proper policy solution on natural hazards. A copy of the *Development Flood Risk Mapping and Policy Review*

Southfront July 2018 is supplied under separate cover. Associated map data files can also be supplied.

Procedural – Public Notification

Within a zone, an overlays or within general policy of the Code, development types are designated that will require public notification (advice to properties within 60 metres and a notice on-site but no 3rd party appeal rights).

The philosophy is that generally only development exceeding policy provisions of the zone will be notified, meaning envisaged development will not be notified, eg 2 storey dwelling up to 9 metres in Neighbourhood Zones, 5 storey mixed-use building up to 18.5 metres in the Urban Corridor Main Street Zone etc.

Public notification can recognise and can draw upon local knowledge and contextual input for more significant scale of developments with inherent specific and significant potential impacts. Such input can add valuable review and improvement to ultimate design outcomes.

The Council recommends that Classification Tables on assessment status and Procedural Matters regarding public notification be comprehensively reviewed to ensure appropriate awareness and avoid unintended (or unnecessary) requirements for public notification.

Code Amendments

Future amendment to the Code will be an important process to refine, improve and maintain contemporary applicable zoning and policy for desired development.

Within the Code, it is proposed that land owners have the option to individually pursue an arbitrary site-specific Code Amendment directly with the Minister.

The Council strongly resists this option as it risks compromising broader strategic outcomes, precinct planning and priorities, and excludes councils and their communities from meaningful engagement in the development of their neighbourhoods.

It is recommended that Council, in concert with the State, should maintain the role to coordinate proper and orderly strategic Code Amendments. The process governing Code Amendments should provide for councils to maintain a lead responsibility and strategic control. Land owners should be directed to collaborate with councils to facilitate their interests as part of broader strategic approach.

Designated Areas – Planning Authority and Design Advice

Under the *Planning, Development and Infrastructure (General) Regulations 2017* the Planning and Design Code may designate zones or other areas for certain purposes.

In the case of SCAP being the Planning Authority, the following is designated in Unley:

- All development Wayville Showgrounds – Recreation Zone
- Any development over 4 storey.

While a role for SCAP is to consider major and state significant development is appreciated, the universal wide capture of such a broad scope (and now more typical type) of development is questioned. The Local Council Assessment Panel (CAP) and council administration, in many cases, is well equipped and experienced to assess such development more effectively in its local context.

The State Government Architect Design Review (SGADR) only applies to the Design Overlay – Urban Corridor Zones.

There are many more areas with high rise and major development that could benefit from application of the SGADR.

Provision is made for, and councils are encouraged to consider, local design review services. While generally beneficial and could complement current encouraged pre-lodgement advice services, there is added cost and issues with time-frames.

Technical and Numeric Variations

Concept Plans

The review of the Code recognises that there are none of the numerous existing concept plans included/available from the existing City of Unley Development Plan.

Concept Plans are a very effective and efficient method of conveying key and nuanced contextual place specific policy for precincts, including gradation of heights, key future access and infrastructure requirements to ensure orderly planning. Simplistic quantitative TNVs are not always effective.

The mechanism has been incorporated to include reference to Concept Plans in the Code, and the number is immaterial, particularly considering an ePlanning platform that automatically selects only the one applicable.

The Council requests the inclusion of the following current Concept Plans that address unique desired character, focussed land uses, nuanced gradation of heights not relative to cadastre and future key infrastructure links, in Code:

- Concept Plan Un/5 – Urban Corridor Zone – Boulevard Policy Area (vehicle / ped links, open space and non-cadastre building gradation and juxtaposition coordination)
- Concept Plan Un/7 – Urban Corridor Zone – Boulevard Policy Area (vehicle / ped links, open space and non-cadastre building gradation and juxtaposition coordination)
- Concept Plan Un/8 – District Centre Zone – Key Connections and Areas (focussed land uses in varied quadrants)

- Concept Plan Un/9 – District Centre Zone – Building Heights (detailed contextual non-cadastral building height gradation and juxtaposition)
- Concept Plan Un/10 – District Centre Zone – Ground Level Building Setbacks (detailed, specific to context and varied nature of road frontage portions)
- Concept Plan Un/11 – Urban Corridor Zone – Transit Living/Business Policy Areas (vehicle / ped links, non-cadastral landmark and/or consolidated sites and key infrastructure links)
- Figure RR/1 – Residential Regeneration Zone - Renewal Policy Area (non-cadastral defined areas with varied building heights)
- Figure SA/1 – Residential Regeneration Zone - Spence Ave Policy Area (key access, vistas, non-cadastral definition varied and gradation of building heights and juxtaposition)

More typical issues currently in Concept Plans, like consolidated and distributed vehicle access, corner landmark sites and site amalgamation within relevant zones and/or policy areas, could have these key guiding principles conveyed more clearly via diagrams.

Contact and follow-up

Should you have any questions please contact David Brown, Principal Policy Planner on [REDACTED] or [REDACTED]

Yours faithfully



Peter Tsokas
CHIEF EXECUTIVE OFFICER
CITY OF UNLEY

Council recommends refinement of the Historic Area Overlay policy for better guidance on the respectful improvement to buildings and, in particular, effective and fair demolition protection. The Council considers the historic character is essentially formed by the original whole building and setting. Any effective and practical economic test of repair cost can't be sensibly isolated from the integrated value of the whole building and only applied to the front elevation or façade wall.

Suggested critical refinements are set out below with track changes and additions highlighted in red.

To assist public understanding a glossary of terms is provided.

- DO = Desired Outcome
- PO = Performance Outcome
- DTS = Deemed-to-Satisfy
- DPF = Designated Performance Feature

Historic Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns of **land division, site configuration, streetscapes, building siting** and built **scale, form and features** as **exhibited in the historic area and** expressed in the Historic Area Statement.

Built Form

PO 1.1

The form, **scale and features** of new buildings and structures that are visible from the public realm are consistent with the prevailing historic ~~attributes and~~ characteristics of the historic area.

DTS 1.1

None are applicable

PO 1.2

Development is consistent with the prevailing building **heights, widths, and wall heights and overall proportions** in the historic area.

DTS 1.2

None are applicable

PO 1.3

Design and architectural detailing of street facing buildings complement the prevailing characteristics in the historic area.

DTS 1.3

None are applicable

PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

DTS 1.4

None are applicable

PO 1.5

Materials are either consistent with or complement those in the historic area.

DTS 1.5

None are applicable

Alterations and additions

PO 2.1

Alterations and additions complement the subject building and are sited **and designed** to ensure they do not dominate the primary **façade building elevations and streetscape perspective of the subject building, are discrete, proportionally minor elements do not alter the principal building roof form** and employ a contextual design approach.

DTS/DPF 2.1

Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevations **facing and visible to** the primary street.

PO 2.2

Alterations or additions to the rear of the existing principal building and/or roof either:

- (a) are minor in extent and integrated sympathetically; or**
- (b) compromise a rearwards extension of the existing roof form; or**
- (c) are set well behind the existing principal building and roof so as to be inconspicuous in the primary streetscape while avoiding imposing unreasonable building bulk or visual intrusion to neighbours.**

DPF 2.4

None are applicable

PO 2.3

Alterations or additions to the side of the principal building are limited in scale, not integrated with the main roof, below the gutter and eave height of the principal building and located behind the building line of the principal building by half of the width or height of the development, whichever is the greater.

DTS 2.3

None are applicable

PO 2.2

Encourage the adaptive reuse of buildings that complement the prevailing historic values and character of the locality, by enabling complementary changes to buildings to accommodate new land uses.

DTS 2.2

None are applicable

Ancillary development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

DTS 3.1

None are applicable

PO 3.2

Ancillary development, including carports, outbuildings and garages, are located well behind the building line of the principal building.

DTS 3.2

None are applicable

DPF

Ancillary development is located behind the building line of the principal building(s) by more than half of the width or height of the ancillary development, whichever is the greater.

DPF

The width of ancillary development is not more than 25% of the width of the site frontage or 7 metres, whichever is the lesser.

PO 3.3

Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.

DTS 3.3

None are applicable

PO 3.4

Front fencing and gates forward of the front façade of the principal building (including on secondary streets on corner sites) are low in height, see-through and consistent with the historic characteristics, traditional era period, style and form of the associated built form, streetscape and area.

DTS 3.4

None are applicable

DPF 3.4

Front fencing and gates on narrow-fronted sites up to 16 metres in street frontage are typically of 1.0 metre in total height but may extend up to 1.2 metres in total height.

DPF 3.4

Front fencing and gates on sites greater than 16 metres in street frontage, may be a more substantial masonry pier and plinth style with decorative open sections up to 1.8 metres in total height.

Land Division

PO 4.1

Land division creates allotments that are consistent with the prevailing pattern of site area, frontage and configuration of land division in the historic area.

DTS 4.1

None are applicable

PO 4.1

Land division creates allotments that are capable of accommodating buildings of a bulk and scale, proportions, form and siting, that reflect existing buildings and setbacks in the historic area.

DTS 4.1

None are applicable

Context and Streetscape Amenity

PO 5.1

The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways of the historic area.

DTS 5.1

None are applicable

PO 5.2

Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.

DTS 5.2

None are applicable

Demolition

PO 6.1

Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- (a) the front elevation ~~of~~ **and** the **original** building **key characteristics** ~~has~~**ve** been substantially altered and cannot be reasonably, economically restored **relative to the value of the whole original building** in a manner consistent with the building's original style; or
- (b) the **front elevation** ~~building façade~~ **and original building** does not contribute to the **historic characteristics and the** historic character of the streetscape; or
- (c) the **building** structural integrity or **safe** condition of the building **is proven to be** beyond **reasonable** economic repair **relative to the value of the whole original building**.

DTS 6.1

None are applicable

~~PO 6.2~~

~~Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.~~

~~DTS 6.2~~

~~None are applicable~~

PO 6.3

Buildings, or elements of buildings, that do not conform with the **historic characteristics** ~~values~~ described in the **Historic Areas** Statement may be demolished.

DTS 6.3

None are applicable

Ruins

PO 7.1

Development that conserves and complements features and ruins associated with former activities of significance including those associated with mining, farming and industry.

DTS 7.1

None are applicable

Procedural Matters (PM) Referrals

Development Type

Referral Body

None

None

Transition Table – Zone Policy Comparison

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
District Centre – West (Unley Road)	The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in Concept Plan Map Un/8 – <u>Shop, showroom, entertainment venue, licensed premise, restaurant/cafe, office, consulting room and the like land uses with residential above</u>	<u>Minimum building height</u> 11.5 metres and 3 storeys <u>Maximum building height</u> 32.5 metres and 9 storeys north of Arthur Street 25.5 metres and 7 storeys south of Arthur Street	Suburban Activity Centre	An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. The precinct includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.		Low to medium rise as indicated in TNV overlay	Generally correct zone selection - policy intent generally consistent Critical Concept plans not carried over Concept Plan conveys critical policy context and parameters <ul style="list-style-type: none"> • Concept Plan Un/8 – District Centre Zone – Key Connections and Areas • Concept Plan Un/9 – District Centre Zone – Building Heights (detailed contextual nuances) • Concept Plan Un/10 – District Centre Zone – Ground Level Building Setbacks (detailed, specific to context and need) No Height Limits designated? (i.e no TNV apply) – Height does not follow cadastre and therefore should apply as per concept plans Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone
District Centre – Residential (Morningside Road, Thomas Street and Beech Avenue)	The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature	<u>Minimum building height</u> 7.0 metres and 2 storeys <u>Maximum building height</u> 18.5 metres and 5 storeys	Suburban Activity Centre	An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. The precinct		Low to medium rise as indicated in TNV overlay	As per District Centre West plus <ul style="list-style-type: none"> • SAC recommends dwellings developed only in conjunction with non-residential uses –this policy should not apply to Morningside Road residential precinct • Concept Plan Un8 should be retained to address this

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
	of the areas designated in Concept Plan Map Un/8 – <u>Residential development and building forms</u>			includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.			
District Centre East (Unley Road)	The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in Concept Plan Map Un/8 – <u>Shop, restaurant/cafe, office, consulting room and the like land uses at ground and lower levels, with residential above</u>	<u>Minimum building height</u> 11.5 metres and 3 storeys <u>Maximum building height</u> 18.5 metres and 5 storeys	Suburban Main Street	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area. A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities		Nil	Incorrect Zone. This area is part of the principle retail/commercial precinct in Unley and should be Suburban Activity Zone rather than Suburban main Street Critical Concept plans not carried over Concept Plan conveys critical policy context and parameters <ul style="list-style-type: none"> • Concept Plan Un/8 – District Centre Zone – Key Connections and Areas • Concept Plan Un/9 – District Centre Zone – Building Heights (detailed contextual nuances) • Concept Plan Un/10 – District Centre Zone – Ground Level Building Setbacks (detailed, specific to context and need) No Height Limits designated? (i.e no TNV apply) – Height does not follow cadastre and therefore should apply as per concept plans Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone
District Centre - Community (Oxford)	The zone will function as the dominant mixed use	<u>Minimum building height</u>	Community Facilities	Provision of a range of public and private community,			Generally appropriate zone however question whether Community Facilities Zone is overly

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Terrace, Edmund Avenue and Rugby Street)	centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in Concept Plan Map Un/8 – <u>Community centre, library, educational establishment, places of worship, office, consulting room, complementary small retail/cafe and like land uses with residential above, except south of Oxford Terrace.</u>	4.5 metres and 1 storey <u>Maximum building height</u> 11.5 metres and 3 storeys		educational, recreational and health care facilities.			restrictive as does not make provision for mixed use style development i.e community/residential No Height Limits designated? (i.e no TNV apply) – Height does not follow cadastre and therefore should apply as per concept plans • Un/8 Library/Community facility not listed in DTS 1 DTS 3.1/3.2 (interface height) makes reference to neighbourhood Zone. Does this apply in community facilities zone? Ideally these provisions should be in Council wide rather than zone
Excluded (Keswick Barracks)			Commonwealth Facilities				Correct zone selection
Historic Conservation – Centres- Goodwood Road Policy Area	accommodation of shopping, community, entertainment, education, religious and recreational facilities at a scale appropriate to the neighbourhood	Two storey Height	Suburban Main Street	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area	Historic Overlay	Max storeys 2	Generally correct zone and overlay selection – policy intent and land uses generally consistent Historic Overlay applies Height TNV correct Bulky Goods DTS – does not fit small scale nature, particularly KWR Policy Area?
Historic Conservation – Centres – King William Road Policy Area	small-scale retail specialty goods outlets, local convenience shopping facilities and above mentioned neighbourhood facilities, of a low traffic generating nature.	Two storey Height	Suburban Main Street	A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area	Historic Overlay	Max storeys 2	Generally correct zone and overlay selection – policy intent and land uses generally consistent Historic Overlay applies Height TNV correct Bulky Goods DTS – does not fit small scale nature, particularly KWR Policy Area?
Historic Conservation – Centres – Fullarton Road Policy Area	accommodation of shopping, community, entertainment, education,	Two storey Height	Suburban Main Street	A mix of land uses including retail, office, commercial, community, civic and	Historic Overlay	Max storeys 2	Generally correct zone and overlay selection – policy intent and land uses generally consistent

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
	religious and recreational facilities at a scale appropriate to the neighbourhood			medium density residential development that supports the local area			Historic Overlay applies Height TNV correct Bulky Goods DTS – does not fit small scale nature,
Institutional Policy Area 17 - The Orphanage Policy Area	A zone primarily accommodating existing educational, health, community or institutional land uses. In The Orphanage Policy Area 17, The compatible use and conservation of the landmark heritage buildings and their setting within The Orphanage Policy Area 17.	Single storey (residential only)	Community Facilities	Provision of a range of public and private community, educational, recreational and health care facilities.		Nil	Generally, correct zone selection Concept plan could be carried over (Fig I1) however this concept plan largely reflects what's existing rather than future uses and built form so not critical No Height limit. TNV could be added however not critical given State Heritage controls.
Institutional Policy Area 18 - The Orphanage Policy Area	A zone primarily accommodating existing educational, health, community or institutional land uses. The maintenance of the natural and recreation open-space nature within The Orphanage Policy Area 18.		Community Facilities	Provision of a range of public and private community, educational, recreational and health care facilities.	Nil	Nil	Incorrect zone selection Recreation Zone more appropriate although note that limited provision for shop and office in Recreation Zone may not be appropriate? Concept plan could be carried over (Fig I1) however this concept plan largely reflects what's existing rather than future uses and built form so not critical No Height limit/TNV
Light Industry	Accommodation of industries which manufacture on a small-scale and which do not create any appreciable nuisance or generate heavy traffic.	No specific height limit	Suburban Employment	A zone supporting a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.	Nil	Nil	Correct zone selection No height limits which should be addressed via TNV (2 storey) DTS 3.5 Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone.

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Local Centre	Development should be, primarily, shopping and community facilities serving the local area	Two storey height limit Max floor area shop 450 m2	Suburban Activity Centre	An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. The precinct includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.		Low to medium rise as indicated in TNV overlay	<p>Incorrect zone selection – development envisaged in the SAC Zone is more intensive and at higher density than envisaged in the LC Zone.</p> <p>There is no obvious replacement Zone – subzone or TNV?</p> <p>LC Zone - max floor area of shops 450m2.</p> <ul style="list-style-type: none"> - No restrictions in SAC Zone - bulky goods +500m2 envisaged in some areas <p>SAC envisages low to medium rise (up to 6 storeys) – DTS/DPF 3.1 refers to TNV - no TNV currently proposed – consider proposing a 2 storey TNV</p>
Mixed Uses 1	Accommodation of primarily small office and consulting room development with a maximum total floor area in the order of 250 square metres per individual building, with primarily small-scale specialty goods outlets and retail showrooms, and small entertainment facilities, to complement the adjacent centre facilities.	Two storey height limit Shop, office and consulting room development, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building	Suburban Business and Innovation	A business and innovation precinct that includes a range of emerging businesses that have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally include medium density residential that is designed to complement, and not prejudice the operation of existing businesses.		2/3 storeys The gross leasable floor area of a shop, office, or consulting room does not exceed 500m2.	<p>Concerns with policy Intent and land use envisaged in SB &I</p> <p>Recommend alternate zone (Business Neighbourhood with 2 storey TNV) to address concerns.</p> <p>Height 2 storey adjacent residential zone otherwise 3 storey exceeds 2 storey in MU1</p> <p>MU1 – limits floor area to 250m2</p> <p>SB&I – allows up to 500m2</p> <p>SB&I envisages light industrial, Service Trade, Motor Repair, Warehouse, medium density residential</p> <p>Medium density residential probably ok?</p>

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Mixed Uses 2	Accommodation of a mixture of commercial land uses including medium-scale offices and consulting rooms with a maximum total floor area in the order of 450 square metres per individual building; as well as service industries, warehouses and retail showrooms which result in low traffic generation.	Two storey in height Shop, office and consulting room development, together or individually, should have a maximum floor area in the order of 450 square metres per individual building.	Suburban Employment	A zone supporting a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.		Nil	Incorrect zone selection – policy intent and land uses at greater scale and not consistent with MU 2 (in particular allowance for light industrial) Possibly Business Neighbourhood better fit with 2 storey TNV MU2 – limits floor area to 450m2 SE – only floor area restriction is for shop - up to 500m2 is DTS No specific height limit in SE Zone? DTS 3.5 Building envelope 45 Degree plane needs to change to 30-degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone
Mixed Uses 3	Accommodation of small-scale office and consulting room development with a maximum total floor area in the order of 250 square metres per individual building; as well as small-scale specialty goods outlets, and residential development of up to two storeys at medium densities	Two storey in height Development involving offices, consulting rooms and specialty goods outlets, together or individually, should have a maximum total floor area in the order of 250 square metres per individual building	Business Neighbourhood	Shops, office, consulting room and other low impact non-residential uses supported by a variety of compact, medium density housing and accommodation types.		2/3 storeys The gross leasable floor area of a shop, office or consulting room does not exceed 250m2	Correct zone selection – policy intent and land uses generally consistent Height – recommend TNV to reduce height to 2 storey MU3 – limits floor area to 250m2 BN – DTS floor area is 250m2
Neighbourhood Centre	Accommodation of shopping, community, entertainment, education, religious and recreational facilities at a scale appropriate to the neighbourhood.	Two storeys	Suburban Activity Centre	An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the		Low to medium rise as indicated in TNV overlay	Generally correct zone selection – policy intent and land uses generally consistent SAC envisages low to medium rise (up to 6 storeys) – DTS/DPF 3.1 refers to TNV - no TNV currently proposed – consider proposing a 2 storey TNV

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
	Development adjacent to the Historic (Conservation) Zone - Centre to complement the historic character of the relevant policy area.			community. The precinct includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.			No policy to ensure compatibility with buildings of historic significance in adjacent historic conservation zone?
Office 1	Accommodation of offices, consulting rooms and bank development of up to 450 square metres total floor area, per individual building, and residential development of up to two storeys at medium densities. Development along Glen Osmond Road reflecting the role of the road as a principal gateway to the City of Adelaide. Development along King William Road providing a transition in scale, bulk and form between Greenhill Road and Young Street.	Two storeys Office, consulting room and bank development, together or individually, should not exceed 450 square metres of total floor area per individual building.	Business Neighbourhood	Shops, office, consulting room and other low impact non-residential uses supported by a variety of compact, medium density housing and accommodation types.		Low to medium rise 2/3 storey	Correct zone selection – policy intent and land uses generally consistent O2 zone envisages up to 450m2; BN envisages 250m2 for DTS. Anything over would be performance assessed. Height – recommend TNV to reduce height to 2 storey
Office 2	Accommodation of residential development of up to two storeys at medium densities and office development of up to 250 square metres total floor area per individual building. Development along Glen Osmond Road reflecting the role of the road as a principal gateway to the City of Adelaide.	Two storeys Office and consulting room development, together or individually, should not exceed 250 square metres of total floor area per individual building.	Business Neighbourhood	Shops, office, consulting room and other low impact non-residential uses supported by a variety of compact, medium density housing and accommodation types.		Low to medium rise 2/3 storey	Correct zone selection – policy intent and land uses generally consistent Height – recommend TNV to reduce height to 2 storey
Residential	Low to medium density residential	Minimum site area 300m	General Neighbourhood	Low-rise, Low to medium density housing		Min frontage 9m Min lot size 300m2	Incorrect zone selection due to variations in min lot size/TNV and Land use (non res)

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Policy Area 12 - Residential Infill (300) Precinct 12.1		Detached 10m frontage Group 15m frontage Row 7m frontage Semi 8m frontage Res flat 22m frontage		Shops, consulting room and office also envisaged		Max storeys 2 Max building height 9m Min frontage semi-d 9m Min lot size semi-d 300m2 Min frontage group 15m Min lot size group 300m2 Min frontage row 7m Min lot size row 200m2 Min frontage RFB 15 Min lot size RFB 300m2	Replace with Suburban Neighbourhood Zone and carry current TNVs across as detailed below Minimum site area 300m Detached 10m frontage Group 15m frontage Row 7m frontage Semi 8m frontage Res flat 22m frontage Max 2 storey Building Height TNV recommend max 8m rather than 9m (overly generous for TNV)
Residential Policy Area 12 - Residential Infill (350) Precinct 12.2	Low to medium density residential	Minimum site area 350m Detached 10m frontage Group 15m frontage Row 7m frontage Semi 8m frontage Res flat 22m frontage	General Neighbourhood	Low-rise, Low to medium density housing Shops, consulting room and office also envisaged		Min frontage 9m Min lot size 300m2 Max storeys 2 Max building height 9m Min frontage semi-d 9m Min lot size semi-d 300m2 Min frontage group 15m Min lot size group 300m2 Min frontage row 7m Min lot size row 200m2 Min frontage RFB 15 Min lot size RFB 300m2	Incorrect zone selection due to variations in min lot size/TNV and land use (non res) Replace with Suburban Neighbourhood Zone and carry current TNVs across as detailed below Minimum site area 350m Detached 10m frontage Group 15m frontage Row 7m frontage Semi 8m frontage Res flat 22m frontage Max 2 storey Building Height TNV recommend max 8m rather than 9m (overly generous for TNV)
Residential B200	Range of dwelling types up to 2 storey compatible with existing built form	Minimum site area 200m Frontages	Housing Diversity Neighbourhood	Low rise medium density housing		Net residential density of 70 dwellings per	Incorrect zone selection due to variations in min lot size/TNV

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
		Detached 7.5m Semi 7m Row dwelling 6m 2 dwellings 15m 3 dwellings 22m 4 or more 22m				hectare= (142/sqm) 2 storey /9m No frontage or min site area?	Replace with General Neighbourhood with TNVs to match RB 200 Minimum site area 200m <u>Frontages</u> Detached 7.5m Semi 7m Row dwelling 6m 2 dwellings 15m 3 dwellings 22m 4 or more 22m
Residential B250	Range of dwelling types up to 2 storey compatible with existing built form	Minimum site area 250m Frontages Detached 7.5m Semi 7m Row dwelling 6m 2 dwellings 15m 2 dwellings 22m 4 or more 22m	Housing Diversity Neighbourhood	Low rise medium density housing		Net residential density of 70 dwellings per hectare= (142/sqm) 2 storey /9m No frontage or min site area?	Incorrect zone selection due to variations in min lot size/TNV Replace with General Neighbourhood with TNVs to match RB 250 Minimum site area 250m <u>Frontages</u> Detached 7.5m Semi 7m Row dwelling 6m 2 dwellings 15m 2 dwellings 22m 4 or more 22m
Residential B300	Range of dwelling types up to 2 storey compatible with existing built form	Minimum site area 300m Frontages Detached 9m Semi 7.5m Row dwelling 7m 2 dwellings 15m 2 dwellings 22m 4 or more 22m	General Neighbourhood	Low-rise, Low to medium density housing Shops, consulting room and office also envisaged		Min frontage 9m Min lot size 300m ² Max storeys 2 Max building height 9m Min frontage semi-d 9m Min lot size semi-d 300m ² Min frontage group 15m Min lot size group 300m ² Min frontage row 7m Min lot size row 200m ²	Incorrect zone selection due to variations in min lot size/TNV and land use (non res) Replace with Suburban Neighbourhood Zone and carry current TNVs across as detailed below Minimum site area 300m <u>Frontages</u> Detached 9m Semi 7.5m Row dwelling 7m 2 dwellings 15m 2 dwellings 22m 4 or more 22m Max 2 storey Building Height 8m?

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
						Min frontage RFB 15 Min lot size RFB 300m2	
Residential B350	Range of dwelling types up to 2 storey compatible with existing built form	Minimum site area 350m Frontages Detached 9 Semi 7.5m Row dwelling 7m 2 dwellings 15m 2 dwellings 22m 4 or more 22m	General Neighbourhood	Low-rise, Low to medium density housing Shops, consulting room and office also envisaged		Min frontage 9m Min lot size 300m2 Max storeys 2 Max building height 9m Min frontage semi-d 9m Min lot size semi-d 300m2 Min frontage group 15m Min lot size group 300m2 Min frontage row 7m Min lot size row 200m2 Min frontage RFB 15 Min lot size RFB 300m2	Incorrect zone selection due to variations in min lot size/TNV and land use (non res) Replace with Suburban Neighbourhood Zone and carry current TNVs across as detailed below Minimum site area 350m Detached 9m Semi 7.5m Row dwelling 7m 2 dwellings 15m 2 dwellings 22m 4 or more 22m Max 2 storey Building Height 8m? Max 2 storey Building Height 8m?
Residential C150	Residential up to 3 storey high	Minimum site area 150m Frontages Detached 7.5 Semi 7m Row dwelling 6m 2 dwellings 15m 2 dwellings 22m 4 or more 22m	Housing Diversity Neighbourhood	Low rise medium density housing	Historic Area	Net residential density of 70 dwellings per hectare = (142/sqm) 2 storey /9m No frontage or min site area?	Correct zone selection – policy intent and land uses generally consistent No TNVs for the HDN Zone.
Residential Historic Conservation Policy Area 1 - Compact Historic Goodwood Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 15m Typical lot size 550m2 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 4	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern.	Historic Area	Min frontage 15m Min lot size 550m2 Max storeys 1 Max building height 5.7m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
		Side setback setback 1 = 3					TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade
Residential Historic Conservation Policy Area 2 - Compact Historic Parkside St. Ann's Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 14 - 18m Typical lot size 500m2 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 4 Side setback setback 1 = 3 Existing narrow-fronted / attached Typical frontage 8m Typical lot size 300m2 Street setback 4 Side setback setback 0=1	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 14m Min lot size 500m2 Max storeys 1 Max building height 5.7m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade Policy should make provision for two storey in roofline or set behind primary street façade No provision for existing narrow-fronted and attached cottages on sites typically 8 metres in width and 300 square metres in site area, and having side setbacks and a spacing between dwelling walls of between 0 metres and 1 metre; (check this is in HAS)
Residential Historic Conservation Policy Area 3 – Spacious Fullarton Roseberry Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 18m Typical lot size 900m2 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 8 Side setback setback 1.5 plus 3.5	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 18m Min lot size 900m2 Max storeys 1 Max building height 5.7m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade
Residential Historic Conservation Policy Area 4 - Spacious Historic Millswood Page Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 23m Typical lot size 900m2 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 8 Side setback setback 1.5 plus 4.5	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 23m Min lot size 900m2 Max storeys 1 Max building height 5.6m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Residential Historic Conservation Policy Area 5 - Spacious Historic Millswood Wooldridge Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 23m Typical lot size 750 - 1000 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 8 Side setback setback 1.5 plus 4.5	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 23m Min lot size 750m2 Max storeys 1 Max building height 5.6m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade
Residential Historic Conservation Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 15m Typical lot size 750 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 7 Side setback setback 1 plus 3	Suburban Neighbourhood	Low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 15m Min lot size 750m2 Max storeys 1 Max building height 5.6m	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade
Residential Historic Conservation Policy Area 7 - Grand Historic Unley Park Heywood Estate	Residential Identify and protect 'Contributory Items' and complementary new/alt development supporting heritage value	Typical frontage 30m Typical lot size 1500-3000 Max storeys 1 or 2 to the rear Typical building height 5.7m Street setback 11 Side setback setback 4 plus 8	Residential Neighbourhood	Very low density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 30m Min lot size 1500m2	Correct zone selection – policy intent and land uses generally consistent HAS drafted and supplied to DPTI TNV generally correct however Policy should make provision for two storey in roofline or two storey set behind primary street façade
Residential Regeneration	Medium density residential zone	Min dwelling site area 180 or 150 if site >2000m	Urban Renewal Neighbourhood	Diverse low to medium rise housing options			Generally correct zone selection – policy intent and land uses generally consistent with exception of

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Policy Area 13 - Fisher Street (Residential Regeneration) Policy Area 13	Non-residential not envisaged other than ancillary to residential and max 100m square	Min dwelling frontage 8 Min Res Flat site area 120 or 100 if site >2000 Min Res Flat frontage 20 Max height 5 storeys (17.5m) Non residential limited to max 100 square metres		Building height – 4 building levels/15m where 1200m ² , or 3 storeys/12m in all other circumstances. Larger scale shops, offices and consulting rooms (< 200m) established on higher order roads or adjacent existing commercial and retail precincts. Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m ² and minimum frontage width of 35m. Mixed use transition subzone			<ul style="list-style-type: none"> - if Fisher Street is collector Road policy allows shops up to 200 square metres (not appropriate for Fisher St) Is there a definition of collector? Detached dwelling now DS. rather than NC? Does 30 degree apply at boundaries 3 to 4 stories? What setbacks apply?
Residential Regeneration Policy Area 14 - Major Roads (Fullarton Road) Precinct 14	Medium density residential zone Non residential not envisaged Non-residential not envisaged other than ancillary to residential and max 100m square	Min dwelling site area 180 or 150 if site >2000m ² Min dwelling frontage 8 Min Res Flat site area 100 or 80 if site >2000 Min Res Flat frontage 20 Max height 3 storeys 10.5m	Urban Renewal Neighbourhood	Diverse low to medium rise housing options Building height – 4 building levels/15m where 1200m ² , or 3 storeys/12m in all other circumstances. Larger scale shops, offices and consulting rooms (< 200m) established on higher order roads or adjacent existing commercial and retail precincts. Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m ² and minimum frontage width of 35m. Mixed use transition subzone			Incorrect Zone – should be Housing Diversity (max height 3 storeys)

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Residential Regeneration Policy Area 15 - Renewal Area	Medium density residential zone Non-residential not envisaged other than ancillary to residential and max 100m square	Min dwelling site area 140 or 120 if site >2000m Min dwelling frontage 8 Max Res Flat site area 180 Min Res Flat frontage 20 <u>Area 3</u> Min ave dwelling 180 Min dwelling frontage 8 Max Res Flat site area 230 Min Res Flat frontage 20 Max height 2 storey plus attic Area 1 and 3 (7m) 3 storey Area 2 (10.5)	Urban Renewal Neighbourhood	Diverse low to medium rise housing options Building height – 4 building levels/15m where 1200m ² , or 3 storeys/12m in all other circumstances. Larger scale shops, offices and consulting rooms (< 200m) established on higher order roads or adjacent existing commercial and retail precincts. Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m ² and minimum frontage width of 35m. Mixed use transition subzone			Incorrect Zone – should be Housing Diversity (max height 3 storeys) <ul style="list-style-type: none"> Building height – recommend maximum of two to three storey only with TNV as per concept plan RR1 and RR2 Recommend inclusion of concept plan as height not always linked to cadastre <ul style="list-style-type: none"> Figure RR/1 – Residential Regeneration Zone - Renewal Policy Area (areas and varied heights)
Residential Regeneration Policy Area 16 - Spence Avenue Policy Area	Medium density residential zone Non residential not envisaged other than ancillary to residential and max 100m square or in designated area for community/commercial development	Min dwelling site area 180 or 150 if site >2000m Min dwelling frontage 8 Min Res Flat site area 120 or 100 if site area >2000 Min Res Flat frontage 20 Max height 5 Storey (17.5)	Urban Renewal Neighbourhood	Diverse low to medium rise housing options Building height – 4 building levels/15m where 1200m ² , or 3 storeys/12m in all other circumstances. Larger scale shops, offices and consulting rooms (< 200m) established on higher order roads or adjacent existing commercial and retail precincts. Development with a net residential density over 70 dwellings per hectare on			AS per PA13 plus Building height – provision for up to 5 storeys as per concept plan SA/1. Critical to include (height does not follow cadastre) <ul style="list-style-type: none"> Figure SA/1 – Residential Regeneration Zone - Spence Ave Policy Area (varied heights, juxtaposition buildings/spaces, vistas, access)

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
				sites with a minimum area of 1200m ² and minimum frontage width of 35m. Mixed use transition subzone			
Residential Regeneration?	A medium, density residential zone comprising a range of dwellings up to 2 storey.		Housing Diversity Neighbourhood			Max storeys 2 Max building height 9m	Correct zone selection – policy intent and land uses generally consistent
Residential Streetscape (Built Form) Policy Area 8 - Compact (Built Form) Precinct 8.1	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 550m Width 15m Front setback 6m Collective side setbacks 4m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 550m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear. Policy solution for historic area should apply to streetscape
Residential Streetscape (Built Form) Policy Area 8 - Compact (Built Form) Precinct 8.2	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 500 Width 15m Front setback 6m Collective side setbacks 5m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 500m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 8 - Compact (Built Form) Precinct 8.3	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 400 Width 15m Front setback 5m Collective side setbacks 3m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 400m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form)	Residential. Zone that seeks to retain and enhance streetscape	Predominant allotment size Area 500 Width 15m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local	Historic Area	Min lot size 500m ² Max storeys 2	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Policy Area 8 - Compact (Built Form) Precinct 8.4	character as expressed in HAS's	Front setback 7m Collective side setbacks 4m		context and development pattern		Max building height 9m	Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 8 - Compact (Built Form) Precinct 8.5	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 500 Width 15m Front setback 5m Collective side setbacks 4m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 500m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.1	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 700 Width 15m Front setback 7m Collective side setbacks 6m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 700m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.2	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 800 Width 18 Front setback 7 m Collective side setbacks 5 m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 800m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 18m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Spacious (Built Form) Precinct 9.3	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 750 Width 18 Front setback 8m Collective side setbacks 7m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 750m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 18m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.4	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 600m Width 15m Front setback 6m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 600m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
		Collective side setbacks 5m					to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Spacious (Built Form) Precinct 9.5	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 1000 Width 21 Front setback 8m Collective side setbacks 9m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 750m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 21m Incorrect lot size TNV – 1000m ² Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.6	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 600 Width 18m Front setback 8m Collective side setbacks 8 m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 600m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 18m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.7	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 600 Width 15 Front setback 6 m Collective side setbacks 5m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 600m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Spacious (Built Form) Precinct 9.8	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 1000 Width 21 Front setback 8m Collective side setbacks 8m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 1000m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 21m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.9	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 600 Width 15m Front setback 7m Collective side setbacks 6m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 600m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.10	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 700 Width 16 Front setback 7 m Collective side setbacks 6m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 700m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 16m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 9 - Spacious (Built Form) Precinct 9.11	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 900 Width 20 Front setback 10m Collective side setbacks 6m	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 900m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 20m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Built Form) Policy Area 10 - Grand (Built Form) Precinct 10	Residential. Zone that seeks to retain and enhance streetscape character as expressed in HAS's	Predominant allotment size Area 1500 Width 25 Front setback 14m Collective side setbacks 10m	Residential Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min frontage 25m Min lot size 1500m ²	Correct zone and overlay selection – policy intent and land uses generally consistent No TNV in this zone, DTS is 2 storey contrary to character and current policy Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Landscape) Policy Area 11 - Landscape Precinct 11.1	Residential. Zone that seeks to retain and enhance built form, setting and landscape features	Minimum allotment size Area 300 Width 10	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 300m ² Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 10m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.

Current Development Plan Zone / Policy Area	Purpose (Land use)	Existing Parameters	Planning & Design Code Zone	Purpose (Land use)	Key Relevant Overlays	Technical and Numerical Variations	Recommendations/ Comments
Residential Streetscape (Landscape) Policy Area 11 - Landscape Precinct 11.2	Residential. Zone that seeks to retain and enhance built form, setting and landscape features	Minimum allotment size Area 400 Width 12.5	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 400m2 Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 12.5m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Residential Streetscape (Landscape) Policy Area 11 - Landscape Precinct 11.3	Residential. Zone that seeks to retain and enhance built form, setting and landscape features	Minimum allotment size Area 560 Width 15	Suburban Neighbourhood	Low or very low-density housing that is consistent with the existing local context and development pattern	Historic Area	Min lot size 560m2 Max storeys 2 Max building height 9m	Correct zone and overlay selection – policy intent and land uses generally consistent TNV addition: Min frontage 15m Building height TNV should be altered to single with max building height 6m. Policy should also enable two storey (in roof line) or two storey to the rear.
Showground Policy Area 21 - Core Policy Area	A policy area accommodating a range of land uses and forms of development. Desired Character. The frontage of the Policy Area to Goodwood Road will be attractive, active, open and inviting. To this end, development at the eastern periphery of the policy area will include a range of commercial land uses (such as a community centre, a child care centre/pre-school, exhibition facilities, a gymnasium, a hotel, a motel, offices and restaurants) and will be orientated towards Goodwood Road....	Three plus storey Goodwood Road	Recreation	Provision of a range of accessible recreational facilities.			Incorrect zone selection Rec Zone does not accurately reflect the diverse nature of the existing Showgrounds in terms of its use for various functions, concerts, markets and shows and desired development outcomes for the future. Urban Activity Centre Zone or preferably development of specific zone/subzone with TNV to control height more appropriate. Development of a Concept Plan could be useful to designate height and land use in the 3 showgrounds policy areas
Showground Policy Area 22 - Rose Terrace Policy Area	Accommodation of car parking, consulting room, hotel, office, residential,	Three to seven storeys (max 24.5m)	Recreation	Provision of a range of accessible recreational facilities.			Incorrect zone selection Rec Zone does not accurately reflect the diverse nature of the existing Showgrounds in terms of its use for various functions, concerts,

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	<p>restaurant, shop and tourist accommodation uses.</p> <p>Accommodation of high-density residential development, including a minimum 15 percent affordable housing, in conjunction with non-residential development.</p>						<p>markets and shows and desired development outcomes for the future.</p> <p>Urban Activity Centre Zone or preferably development of specific zone/subzone with TNV to control height more appropriate</p> <p>Development of a Concept Plan could be useful to designate height and land use in the 3 showgrounds policy areas</p>
<p>Showground</p> <p>Policy Area 23 - Leader Street Policy Area</p>	<p>Accommodation of car parking, consulting room, hotel, office, residential, retail showroom, service industry and warehouse uses.</p> <p>Accommodation of residential development, including a minimum 15 percent affordable housing, in conjunction with non-residential development.</p>	<p>Two and Three storeys (max 10.5m)</p>	<p>Recreation</p>	<p>Provision of a range of accessible recreational facilities.</p>			<p>Incorrect zone selection</p> <p>Rec Zone does not accurately reflect the diverse nature of the existing Showgrounds in terms of its use for various functions, concerts, markets and shows and desired development outcomes for the future.</p> <p>Urban Activity Centre Zone or preferably development of specific zone/subzone with TNV to control height more appropriate.</p> <p>Development of a Concept Plan could be useful to designate height and land use in the 3 showgrounds policy areas</p>
<p>Specialty Goods Centre</p>	<p>Accommodation of small-scale retail specialty goods outlets, local convenience shopping facilities and neighbourhood, community, entertainment, education, religious and recreational facilities of a low traffic generating nature.</p> <p>Development adjacent to the Historic (Conservation) Zone - Centre to complement the historic character of the relevant policy area.</p> <p>Small-scale specialty goods outlets and restaurants</p>	<p>Two storeys</p>	<p>Suburban Main Street</p>	<p>A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area</p>		<p>No TNV</p>	<p>Generally correct zone and overlay selection – policy intent and land uses generally consistent</p> <p>SMS Zone envisages resi devt whereas the current zoning is silent on resi other than to list detached dwelling as n/c.</p> <p>No policy to address development adjacent historic character areas</p> <p>No Height Limits designated – 2 storey TNV required.</p>

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	should be located within the King William Road Specialty Goods Centre Zone.						
Urban Corridor Policy Area 19 - Boulevard (Greenhill Road)	The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses	<p>Boulevard Policy Area – where taller, mixed use buildings of predominantly office uses at ground and low building levels and residential apartments above are intended along the Greenhill Road and Glen Osmond Road frontage with its premium Park Land interface where grand buildings and strong landscape settings are appropriate.</p> <p>Density - 75 dwellings per hectare net (except within the southern half of the Annesley Campus Area fronting Rose Terrace 35 dwellings per hectare net)</p> <p>Height - 7 storeys and up to 25.5 metres</p> <p>Min 3 storey Max 7 storey (25.5m) Greenhill Road and Rose Terrace Wayville 10 storey (36.0m) west of Goodwood Road 5 storey (18.5m) Glen Osmond Road</p> <p>Primary road 6m Side street and side boundary 3m</p>	Urban Corridor (Boulevard)	Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor generally well set back with areas of significant open space. Buildings accommodate a mix of compatible residential and non-residential uses including contain small scale shops and mixed business development at ground and lower floor levels with residential land uses above.		<p>Min storeys 3 Max storeys 7 Max building height 25.5m Max 10 storey (36.0m) west Goodwood Road 5 storey (18.5m) Glen Osmond Road Max 7 storey Plus 30% extra height Sig Dev't Sites (>2,500m² & 25m)</p> <p>Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 75 dwellings per hectare.</p> <p>Primary street 6m Side street 2m Side boundary om ground level and where no windows up to 2m</p>	<p>Correct zone selection – policy intent and land uses generally consistent</p> <p>TNVs checked appear correct</p> <p>Recommend concept plans to be carried over – Un/3 to Un/7 to address height, access pedestrian and vehicle links, some are critical as height not always linked to cadastre</p> <ul style="list-style-type: none"> • Concept Plan Un/5 – Urban Corridor Zone – Boulevard Policy Area (vehicle, ped links, open space and building/space coordination – more nuanced than TNVs) • Concept Plan Un/7 – Urban Corridor Zone – Boulevard Policy Area (vehicle, ped links, open space and building/space coordination – more nuanced than TNVs) <p>Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone</p> <p>Density ok except southern half of Annesley fronting Rose which should be 35 dwelling /hectare?</p>
Urban Corridor	The zone will function as the dominant mixed use	High Street Policy Area – where more moderate	Urban Corridor (Main Street)	A safe, walkable and vibrant shopping, entertainment and		Min storeys 3 Max storeys 5	Correct zone selection – policy intent and land uses generally consistent

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Policy Area 20 - High Street (Unley Road)	centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses	<p>scaled buildings of mixed use are intended along Unley Road with predominantly small scale shops, mixed business services and hospitality uses at ground and low building levels and upper level comprising residential apartments</p> <p>Density - 60 dwellings per hectare net</p> <p>Height 5 storeys and up to 18.5 metres</p>		commercial main street precinct with an active day and evening economy supported by medium density residential development.		<p>Max building height 18.5m</p> <p>Plus 30% extra height Sig Dev't Sites (>2,500m² & 25m)</p> <p>Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 70 dwellings per hectare.</p>	<p>TNVs checked appear correct</p> <p>Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone.</p> <p>Proposed density (70/hectare) slightly higher than currently envisaged (60/hectare)</p>
Urban Corridor Policy Area 24 - Transit Living (Anzac Highway)	The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses	Transit Living Policy Area – where taller, mixed use buildings are intended for predominantly residential development together with low impact, generally commercial uses that support the daily needs of the local population (such as offices, consulting rooms, shops, cafés and restaurants) located at ground level. Upper levels are intended to provide residential apartments to take advantage of high frequency public transport corridors upon which such	Urban Corridor (Living)	A mixed use area with a strong living and accommodation focus that provides a diverse range of low to medium rise medium density residential development supported by compatible non-residential land uses oriented towards a primary road corridor, high frequency public transport route, activity centre or significant open space.		<p>Min storeys 3 Max storeys 6 Max building height 22m</p> <p>Plus 30% extra height Sig Dev't Sites (>2,500m² & 25m)</p> <p>Residential development (other than residential development in a mixed use building) achieves a net residential density of at least 45 dwellings per hectare.</p>	<p>Correct zone selection – policy intent and land uses generally consistent</p> <p>TNVs checked appear correct</p> <ul style="list-style-type: none"> • Concept Plan Un/11 critical for future key infrastructure and new road links etc (infrastructure reserves, vehicle/ped/open space links) <p>Density consistent</p> <p>Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone.</p>

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		<p>developments are located.</p> <p>Density 45 dwellings per hectare net</p> <p>Height - 6 storeys and up to 22 metres</p>					
Urban Corridor Policy Area 25 - Business (Leader Street and Maple Avenue)	<p>The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses</p> <p>Mixed Use</p> <p>Generous front and side setbacks to separate buildings allow landscaping/trees Create grand green boulevard</p>	<p>Business Policy Area – where development will be varied in focus on commercial and business land uses at street level with dwellings located above along the more commercially oriented parts of Leader Street.</p> <p>Density – no minimum</p> <p>Height - 6 storeys and up to 22 metres</p>	Urban Corridor (Business)	<p>A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor.</p>		<p>Min storeys 2 Max storeys 6 Max building height 22m</p> <p>No density requirements</p> <p>Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m².</p>	<p>Correct zone selection – policy intent and land uses generally consistent</p> <p>TNVs checked appear correct</p> <ul style="list-style-type: none"> • Concept Plan Un/11 critical for future key infrastructure and new road links etc (infrastructure reserves, vehicle/ped/open space links) <p>Density consistent (no min/max)</p> <p>Building envelope 45 Degree plane needs to change to 30 degree plane as per current policy, current policy limits the impacts of building massing and overshadowing. Ideally these provisions should be in Council wide rather than zone.</p>