

South Australia Planning, Development and Infrastructure ACT 2016

Representation on Application

First name:

Norwood, Payneham & St Peters

Last name:

Council

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Consultation Document Submissions

Part 2 - Zones and Sub Zones > Business Neighbourhood > Table 5 - Procedural Matters (PM) - Notification

- Support
- Oppose
- Amend

Your Feedback

Demolition of historic (contributing) buildings within an HAO should require notification. Recommend that the table allows a qualitative determination by the relevant authority (similar to the minor test) as to whether the building in question is a historic building and whether or not notification is required. The intent is that buildings which are the subject of the demolition test are notified.

Part 2 - Zones and Sub Zones > Employment Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF) > Land Use and Intensity

- Support
- Oppose
- Amend

Your Feedback

The Employment Zone is replacing more land-use-specific zones in NPSP. In particular, the Council is concerned about the variety of land uses anticipated in the Employment Zone that would apply to the current Light Industry Zone.

It is recommended that shops (including bulky goods) exceeding 250m² are limited to arterial roads. In terms of accessibility (both vehicle and visibility for customers), being located on an arterial road is likely to be most suitable for bulky goods, and will assist in preserving other areas of the zone for smaller scale operators, particularly businesses which may not be able to commercially compete 'per sqm' with large format retailers.

Part 2 - Zones and Sub Zones > Established Neighbourhood Zone > Assessment Provisions (AP) > Desired Outcome (DO)

- Support

- Oppose
- Amend

Your Feedback

The Council does not support language in DO1 which seeks 'a range of housing types that respond to housing preferences'. The Established Neighbourhood Zone is typically applied in CAO and HAO areas where the primary development intent is to preserve intact and generally consistent streetscapes.

Part 2 - Zones and Sub Zones > Established Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Land Use and Intensity

- Support
- Oppose
- Amend

Your Feedback

The Council is concerned about the extent of non-residential land uses proposed in the residential zones in the Code. Please refer to the Council's written submission regarding recommended amendments to the extent of non-residential land uses.

Part 2 - Zones and Sub Zones > Established Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Side Boundary Setback > DTS/DPF 8.1

- Support
- Oppose
- Amend

Your Feedback

The Council's Residential Character Zone side setbacks have not been transitioned to TNVs. The Council will provide these figures for PlanSA to implement as TNVs.

Part 2 - Zones and Sub Zones > Established Neighbourhood Zone > Table 5 - Procedural Matters (PM) - Notification

- Support
- Oppose
- Amend

Your Feedback

The Council recommends the public notification triggers be amended such that a test similar to the minor test should enable the the relevant authority to determine when public notification is required for buildings in the HAO. In particular, demolition of buildings which do not contribute to the historic character of the area, and are not assessed against the demolition policy, should not require public notification.

Part 2 - Zones and Sub Zones > General Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Land Use and Intensity

- Support
- Oppose
- Amend

Your Feedback

Please refer to Council's written submission regarding non-residential land uses in residential zones.

Part 2 - Zones and Sub Zones > General Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Site Dimensions and Land Division > DTS/DPF 2.1

- Support
- Oppose
- Amend

Your Feedback

The Council supports the use of TNVs for site area and frontage width in the Housing Diversity Neighbourhood Zone, however as a result, the HDN Zone now has a larger site area for detached dwellings and larger **78** frontage widths for group dwellings than the General Neighbourhood Zone, which seems incongruous with the general intent of the zones. Recommend incorporating TNVs in the General Neighbourhood Zone.

Part 2 - Zones and Sub Zones > General Neighbourhood Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Site Dimensions and Land Division > DTS/DPF 2.3

- Support
- Oppose
- Amend

Your Feedback

The DTS pathway for land division in the General Neighbourhood Zone only applies DTS 2.3 and does not apply overlays such as the hazard overlays. This should be corrected. Additionally, consideration should be given to how stormwater will be managed for sites that slope towards the rear of the site (away from the SWT). In some instances land division requires easements etc to ensure stormwater is managed in a practical manner.

Part 4 - General Development Policies > Transport, Access and Parking > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF) > Vehicle Access > PO 3.5

- Support
- Oppose
- Amend

Your Feedback

This policy should state that driveways should not interfere with any street trees (not just mature street trees).

Part 2 - Zones and Sub Zones > Urban Corridor (Main Street) Zone > Assessment Provisions (AP) > Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria > Interface Height > PO 4.2

- Support
- Oppose
- Amend

Your Feedback

Is the intent of this policy for the transition to apply to side and rear frontages of the parent site? Would appreciate a bit more clarity as to whether primary corridor is any State Maintained Road, applies to a State Maintained Road which is a secondary setback, or how this policy should apply to primary frontages which are not State Maintained Roads
