

28 February 2020

REF No.: 00935-001

State Planning Commission
c/o – The Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders St
ADELAIDE SA 5000

Attention: DPTI Planning Reform Team

By Email: DPTI.PlanningReformSubmissions@sa.gov.au

RE: SUBMISSION ON PHASE 3 (URBAN AREAS) DRAFT PLANNING AND DESIGN CODE IN RELATION TO LAND LOCATED AT 52 THE PARADE, NORWOOD

EXECUTIVE SUMMARY:

Yi Hong Property Group seeks an amendment to the Draft Planning and Design Code to increase the maximum building height contemplated by the 'Suburban Business and Innovation Zone' applying to land located at 52 The Parade Norwood to a maximum of 3 building levels or 12 metres either by:

- Amending DTS/DPF 3.1 of the proposed 'Suburban Business and Innovation Zone' to simply state *"Building height does not exceed 3 building levels or 12 metres"*; and/or
- By applying a 'Technical and Numeric Variation' to the subject land and/or Zone.

This submission has been prepared on behalf of Yi Hong Property Group ['Yi Hong'] in response to Phase Three (Urban Areas) of the draft Planning and Design Code ['The Code'] scheduled to become operational in September 2020.

This submission relates to land located at 52 The Parade, Norwood (the "subject site") as depicted in *Figure 1.1* over page.

Figure 1.1 Subject site – 52 The Parade, Norwood

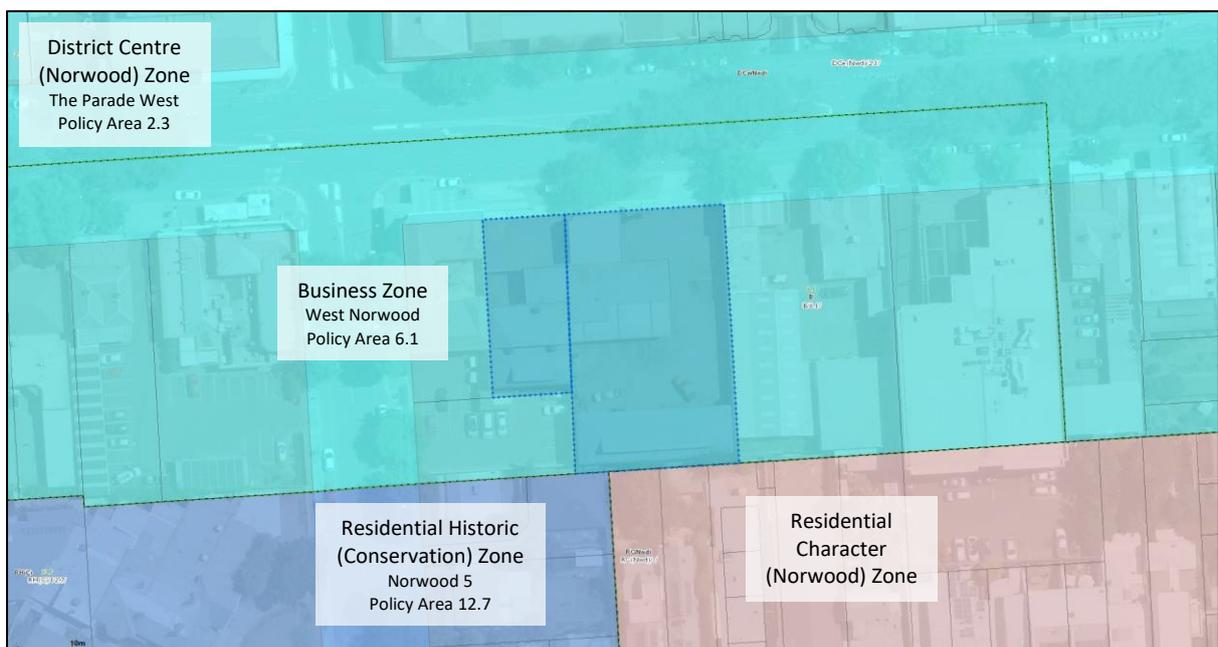


2. Current Planning Policy Framework

Currently the subject site is located within the **West Norwood Policy Area 6.1** of the **Business Zone** as identified within the Norwood Payneham St Peters (City) Development Plan (consolidated 21 March 2019).

The current Zoning of the subject site under the Norwood Payneham and St Peters Development Plan is represented spatially in **Figure 2.1** below:

Figure 2.1 Subject land - Current Zoning and Policy Framework



The Business Zone (PDC 1) seeks “offices, consulting rooms, retail showrooms and in identified locations, residential development above ground floor non-residential land uses.”

Zone PDC 7 notes that within the ‘West Norwood Policy Area 6.1’, “development incorporating a residential component above ground level non-residential land use/s, should not exceed three (3) storeys above natural ground level” [our emphasis].

3. Proposed Zoning (P&D Code)

Under the Draft Code, the subject site is proposed to be located within the ‘**Suburban Business and Innovation Zone**’. The land is not proposed to be located within a sub-zone.

The proposed new Zoning of the subject site under the Draft Code is represented spatially in **Figure 3.1** below:

Figure 3.1 Subject land - Proposed Zoning and Policy Framework



The Zone Performance Outcome (PO) 1.1 seeks “Shops, office, consulting room, low-impact industry and other non-residential uses supported by a variety of compact, medium density housing and accommodation types.” [our emphasis].

In relation to building height, Zone Performance Outcome (PO) 3.1 expresses:

“A range of low-rise to medium-rise buildings, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.” [our emphasis].

Further, DTS/DPF 3.1 states:

“Building height does not exceed:

- (a) 2 building levels or 9 metres where the development is located adjoining a different zone that primarily envisages residential development; or*
- (b) 3 building levels or 12 metres in all other cases.”*

Accordingly, the ‘Deemed-to-Satisfy’ (DTS) and ‘Designated Performance Feature’ (DPF) 3.1 of the ‘Suburban Business and Innovation Zone’ appears to contradict and not align with Performance Outcome (PO) 1.1 of the Zone which contemplates and seeks a range of low to medium-rise development noting that pursuant to the definitions in the Code:

- Low-Rise development means up to and including 2 building levels; and
- Medium-Rise development means 3 to 6 building levels.

The subject site within the proposed ‘Suburban Business and Innovation Zone’ is also located immediately adjoining (to the south) the following zones proposed to be introduced by the Code:

- Housing Diversity Neighbourhood Zone;
- Suburban Neighbourhood Zone.

Both the ‘Housing Diversity Neighbourhood Zone’ and the ‘Suburban Neighbourhood Zone’ primarily envisage residential development and accordingly, pursuant to DTS/DPF 3.1 of the ‘Suburban Business and Innovation Zone’, the maximum building height contemplated on the subject land under the new Zone is only two (2) building levels or nine (9) metres. This represents a significant ‘down-zoning’ of the subject land where a residential development above a ground level non-residential land use is contemplated up to three (3) storeys in height within the ‘West Norwood Policy Area 6.1’ of the current ‘Business Zone’.

There is no apparent reason or justification to reduce the building height contemplated on this site noting that the subject land fronts the Parade, Norwood (a secondary arterial road), is located adjacent a high frequency public transport system (bus Stop 6 The Parade - South side) and adjoins the proposed ‘Urban Corridor (Main Street) Zone’ (directly opposite the site over the Parade).

In addition, we note that, in any event, the application of ‘*Building Height and Setbacks*’ provisions within the proposed new ‘Suburban Business and Innovation Zone’ will assist to appropriately manage building height on the subject site including ‘Deemed-to-Satisfy’ and ‘Designated Performance Features’ in the form of ‘building envelopes’ that will assist to mitigate the visual impacts of building massing and overshadowing on the adjoining ‘Neighbourhood Zones’ to the south (i.e. Building envelope provided by a 30 degree and 45 degree plane measured from a height of 3 metres at the southern allotment boundary or the boundary of a residential allotment respectively).

4. Requested Code Amendment

On this basis, Yi Hong seek an amendment to the Code to increase the maximum building height contemplated on the subject land to 3 building levels or 12 metres either by amending DTS/DPF 3.1 of the proposed 'Suburban Business and Innovation Zone' to simply state *"Building height does not exceed 3 building levels or 12 metres"* and/or by applying a 'Technical and Numeric Variation' to the subject site and/or Zone.

We thank you for the opportunity to provide this submission in response to the new Code and thank you in anticipation of your favourable consideration of our recommended amendment to the new Code.

Please do not hesitate to contact the undersigned on [REDACTED] should you require any further information, or should you require clarification of any of the matters raised and discussed in this submission.

Yours Sincerely



Richard Dwyer
Managing Director