

07/01/2025

Matilda Asser
27 Halifax Street
Adelaide SA 5000

APPLICATION SUBMITTED (VERIFIED)

Applicant: Aspen Group
Application ID: 24040449
Consent: Planning and Land Division Consent
Subject Land:

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5923/342

Plan Parcel: D58667 AL101

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5389/440

Plan Parcel: D44733 AL101

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5923/344

Plan Parcel: D58667 AL103

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5624/154

Plan Parcel: F213471 AL112

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5923/343

Plan Parcel: D58667 AL102

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5389/442

Plan Parcel: F18091 AL37

Council: THE CITY OF NORWOOD
PAYNEHAM AND ST PETERS

46 RICHMOND ST HACKNEY SA 5069

Title ref.: CT 5389/439	Plan Parcel: D44733 AL100	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
46 RICHMOND ST HACKNEY SA 5069		
Title ref.: CT 5556/453	Plan Parcel: F212352 AL99	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
46 RICHMOND ST HACKNEY SA 5069		
Title ref.: CT 5556/452	Plan Parcel: F212351 AL98	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
46 RICHMOND ST HACKNEY SA 5069		
Title ref.: CT 5389/441	Plan Parcel: F203953 AL91	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
36 RICHMOND ST HACKNEY SA 5069		
Title ref.: CT 5187/275	Plan Parcel: F18091 AL39	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS
LOT 41 RICHMOND ST HACKNEY SA 5069		
Title ref.: CT 5459/79	Plan Parcel: F18091 AL41	Council: THE CITY OF NORWOOD PAYNEHAM AND ST PETERS

Dear Asser,

The authority has verified the submission of your application for Planning and Land Division Consent for the proposed development listed below.

Proposed Development: Torrens Title Land Division creating 47 allotments (from 11 existing), three (3) public roads with associated footpaths, public open space reserves, together with associated earthworks (bank stabilisation works). Construction of a six-storey mixed-use building comprising: - 78 serviced apartments (in the form of a residential flat building) across the 5 upper level; - associated office and amenities at ground level, with associated signage; - a separate café tenancy at ground level, with associated signage; - a basement car park; - at-grade parking and the construction of a private road; - together with associated earthworks and landscaping. Partial demolition of 2 Local Heritage Places and a change of use to detached dwellings

Verified Planning Consent Details

Planning, Development and Infrastructure Act & Regulations	Regulation 31
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Relevant Authority

Assessment panel/Assessment manager at City of Norwood, Payneham and St. Peters

Development Category/Categories: Code Assessed - Performance Assessed

Zones:

- Open Space
- Housing Diversity Neighbourhood

Referrals:

- City of Norwood, Payneham and St. Peters
- City of Norwood, Payneham and St. Peters
- SPC Planning Services
- Commissioner of Highways

Public notification required: Yes

If you need any more information or would like to discuss this further, please use the contact details below.

Yours sincerely,

Kieran Fairbrother

City of Norwood, Payneham and St. Peters

8366 4560

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