

New Neighbourhood Zones and Subzones in the draft Planning and Design Code

Background

The draft Planning and Design Code (the Code) comprises four key policy areas;

1. People and Neighbourhoods
2. Productive Economy
3. Environment and Natural Resources
4. Integrated Movement Systems and Infrastructure

Zoning associated with the People and Neighbourhoods policy area attracted some of the highest levels of community interest during the previous five-month consultation period on the draft Code.

In response, the State Planning Commission has made significant improvements to the draft Code to better reflect local conditions and address community concerns, which includes:

- Replacement of the General Neighbourhood Zone in some locations to achieve more appropriate alignment with current zoning.
- Creation of a new Established Neighbourhood Zone which acknowledges unique areas of established character and allows for local variations (e.g. site area, site frontage, building height, side boundary setbacks, site coverage).
- Creation of new zones for waterfront areas, sloping land in foothill locations, and residential areas in regional townships to better reflect existing zoning.
- Creation of new subzones where unique local circumstances apply and cannot be captured by the policy intent of zones, subzones or overlays in the Code framework.

Specifically, the selection of neighbourhood zones was reviewed and expanded to provide more nuanced policy for areas, resulting in the creation of four new zones to cater for:

- established character (new Established Neighbourhood Zone)
- waterfront areas (new Waterfront Neighbourhood Zone)
- undulating land (new Hills Neighbourhood Zone)
- residential parts of townships (new Township Neighbourhood Zone).

In response to community feedback regarding the quality of infill development, a range of policies are also proposed in the revised Code addressing the following key areas for improvement:

- trees and landscaping
- stormwater management
- car parking and garaging
- street appeal and façade design.

More information on residential infill policy improvements can be found in the State Planning Commission's brochure ['Raising the Bar on Residential Infill Development in the Planning and Design Code'](#).

Summary of Zone Changes

Established Neighbourhood Zone

The Established Neighbourhood Zone was introduced in response to feedback highlighting the need for a zone that reflects areas with stronger built form characteristics and today's development plan policy. This zone provides for local variations to carry forward existing minimum site areas, site frontages, side setbacks, site coverage and building heights. These areas cover neighbourhoods that are expected to experience little change and are also largely covered by the Historic Area Overlay (providing demolition control) or the Character Area Overlay. Both Overlays include Statements, prepared with councils that outline the desired built form characteristics for an area (i.e. street and building patterns, building forms, landscaping, etc.).

In response to community feedback, it is proposed that this new zone be applied across a range of suburbs including areas of Broadview, Clarence Park, College Park, Collinswood, Cowandilla, Dulwich, Hyde Park, Mile End, Parkside, Rose Park, St Peters, Toorak Gardens and Torrensville.

Suburban Neighbourhood Zone

The Suburban Neighbourhood Zone covers neighbourhoods that are experiencing a level of infill development, whilst providing for local variations to carry forward existing development plan parameters relating to building heights, frontages and minimum allotment sizes.

In response to community feedback, a number of locations have been moved from the General Neighbourhood Zone into the Suburban Neighbourhood Zone and existing building heights, frontages and site areas have been adopted. This includes areas of Beulah Park, Black Forest, Frewville, Glen Osmond, Kensington Park and Linden Park.

Hills Neighbourhood Zone

A new Hills Neighbourhood Zone is proposed to apply to areas with steep topography such as existing 'Hills' or 'Foothills' zones/policy areas. It provides the ability to vary minimum site area based on topography and provides inclusions for site area, site frontage and height.

Examples of where this zone applies include areas of Coromandel Valley, Craigmore, Eden Hills, Glenalta, Hackham, Hallett Cove, Onkaparinga Hills, Seacombe Heights and Stonyfell.

Township Neighbourhood Zone

The Township Neighbourhood Zone is proposed to apply to residential areas of townships where commercial land uses are not envisaged, and which seek for development to complement the township settlement pattern. This zone provides for local variations to carry forward existing minimum site areas, site frontages, side setbacks, site coverage and building heights.

In response to community feedback this zone has been applied in areas of Clarendon, Hahndorf, Lyndoch and Willunga.

Waterfront Neighbourhood Zone

The Waterfront Neighbourhood Zone is proposed to apply to residential areas in waterfront locations with policy specific to dual frontage of water-facing sites (includes TNVs to populate policy for site areas, site frontages and height).

This zone applies in waterfront areas such as areas of Henley Beach, North Haven and West Lakes.

City Living Zone

There were also changes to the City Living Zone, which applies in the City of Adelaide, including policy to better enable consideration of contextual built form character, such as front and side setbacks, floor to ceiling heights and driveway widths. Policy in relation to non-residential development was also refined to ensure such development is only in association with, and secondary to, existing residential development.

New Subzones

Subzones provide the ability to transition local content into the Code by setting out additional policy relating to the character of a particular part of a zone. An additional 30 subzones have been introduced into the Code in response to feedback.

For example, an Adelaide Hills Subzone has been established in the Rural Neighbourhood Zone and will apply to locations in Crafers, Heathfield, Stirling and Upper Sturt. The subzone adopts the current development plan approach for calculating minimum site areas for land division proposals.

Want to know more?

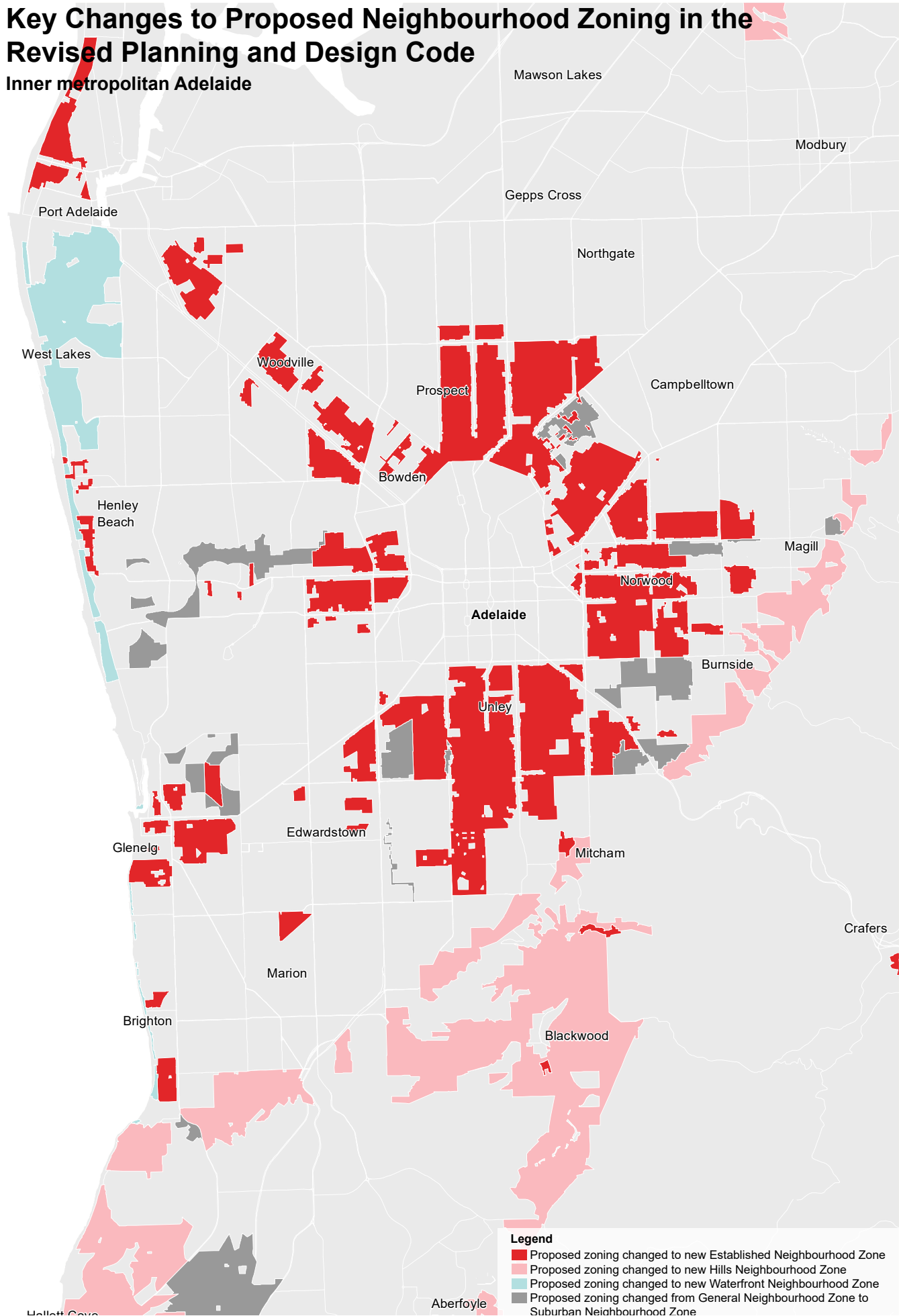
Further information on this policy theme is available via the [People and Neighbourhoods Policy Discussion Paper](#) released in September 2019.

To browse the Code visit <https://consult.code.plan.sa.gov.au/>.

For further information on the Code, you can visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.

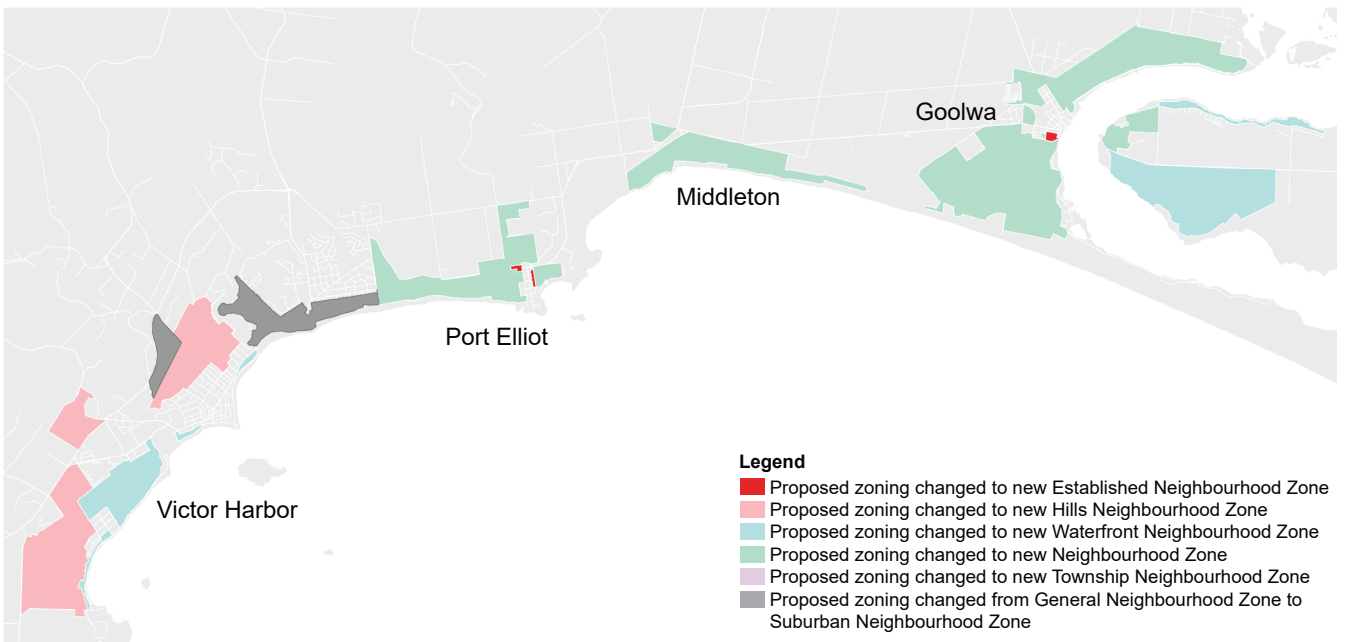
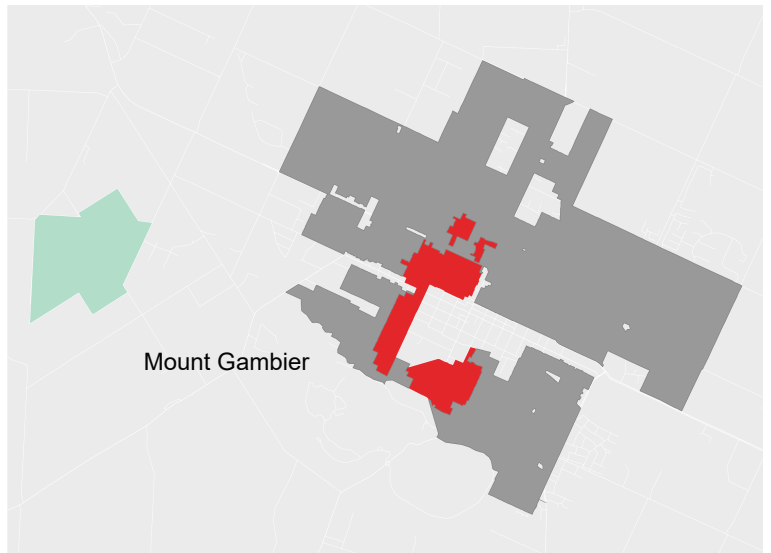
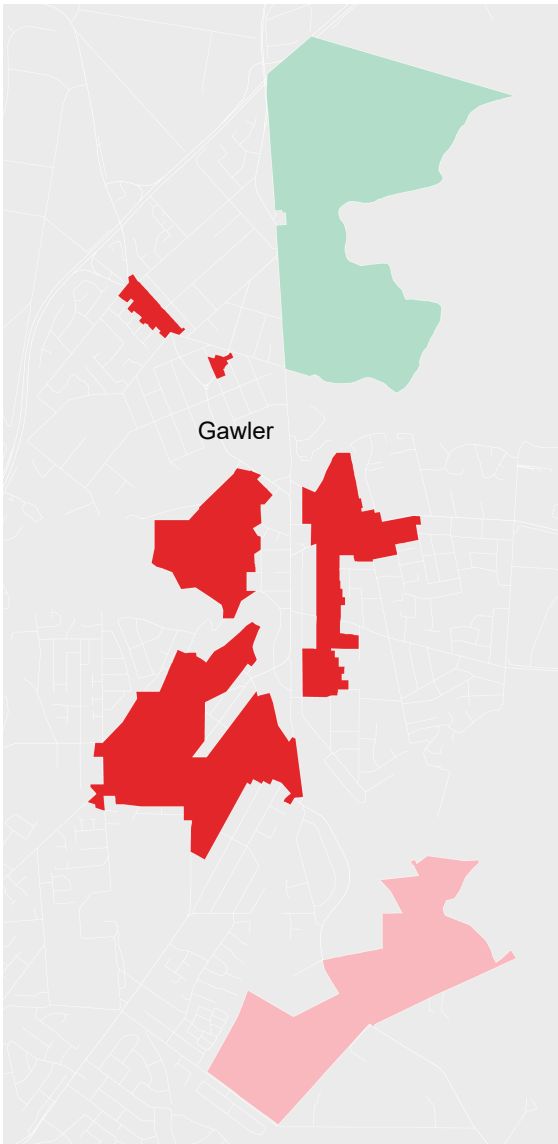
Key Changes to Proposed Neighbourhood Zoning in the Revised Planning and Design Code

Inner metropolitan Adelaide



Key Changes to Proposed Neighbourhood Zoning in the Revised Planning and Design Code

Phase Three areas

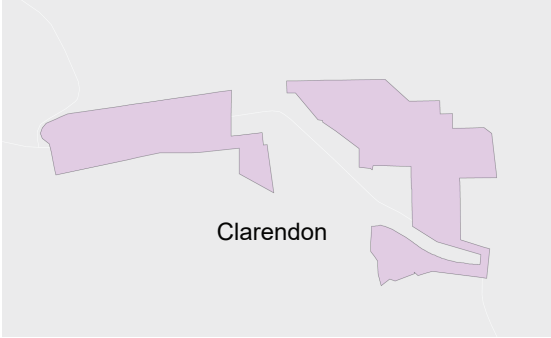


Legend

- Proposed zoning changed to new Established Neighbourhood Zone
- Proposed zoning changed to new Hills Neighbourhood Zone
- Proposed zoning changed to new Waterfront Neighbourhood Zone
- Proposed zoning changed to new Neighbourhood Zone
- Proposed zoning changed to new Township Neighbourhood Zone
- Proposed zoning changed from General Neighbourhood Zone to Suburban Neighbourhood Zone

Key Changes to Proposed Neighbourhood Zoning in the Revised Planning and Design Code

Phase Three areas



- Legend**
- Proposed zoning changed to new Established Neighbourhood Zone
 - Proposed zoning changed to new Neighbourhood Zone
 - Proposed zoning changed to new Township Neighbourhood Zone

