

# General Neighbourhood Zone

## Draft Planning and Design Code

Suburbs to which the new General Neighbourhood Zone will apply:

- **Brooklyn Park** - part also being rezoned to Established Neighbourhood Zone
- **Camden Park** - part also being rezoned to Housing Diversity Neighbourhood Zone
- **Cowandilla** - part also being rezoned to Established Neighbourhood Zone
- **Fulham** - part also being rezoned to Suburban Neighbourhood Zone
- **Glenelg North** - part also being rezoned to Suburban Neighbourhood Zone
- **Hilton** - part also being rezoned to Established Neighbourhood Zone and Housing Diversity Neighbourhood Zone
- **Lockleys** - part also being rezoned to Suburban Neighbourhood Zone
- **Mile End** - part also being rezoned to Established Neighbourhood Zone and Housing Diversity Neighbourhood Zone
- **Netley**
- **Novar Gardens** - part also being rezoned to Suburban Neighbourhood Zone and Established Neighbourhood Zone
- **Plympton** - part also being rezoned to Housing Diversity Neighbourhood Zone
- **Richmond** - part also being rezoned to Housing Diversity Zone
- **Thebarton** - part also being rezoned to Established Neighbourhood Zone
- **Torrensville** - part also being rezoned to Suburban Neighbourhood Zone and Housing Diversity Neighbourhood Zone and Established Neighbourhood Zone
- **West Richmond** - part also being rezoned to Suburban Neighbourhood Zone
- **West Beach** - part also being rezoned to Established Neighbourhood Zone and General Neighbourhood Zone

The State Government is currently changing planning laws in South Australia. As a result, there will no longer be individual council Development Plans, but a state-wide Planning and Design Code. This will impact the way development occurs in your suburb.

Our Council has drafted fact sheets to help our community understand some of these changes, including zoning applicable to your property. The new zones proposed under the Planning and Design Code do not always include entire suburbs. If you are unsure about the current zoning of your property, you can search your property data at [westtorrens.sa.gov.au/westmaps](https://westtorrens.sa.gov.au/westmaps) or <https://train.sappa.plan.sa.gov.au>

The General Neighbourhood Zone is a new zone replacing a portion of West Torrens' Residential Zone, specifically Low Density Policy Areas 20 and 21, when sited within 400m of a centre zone. A map can be found on the rear of this document.

The General Neighbourhood Zone encourages a range of housing types, with the intent of increasing housing diversity and supply, including the introduction of additional dwelling typologies including residential flat buildings and hammerhead type subdivisions. The zone also facilitates a wide range of compatible non-residential uses. The only discouraged type of development, referred to as 'Restricted Development', will be shops with a gross leasable area of 1000m<sup>2</sup> or more.

**Public consultation of the Draft Planning and Design Code is underway. Formal submission closes on 18 December 2020 and can be submitted online. If you require assistance with your submission phone 1800 752 664 or email [dit.planningreformsubmissions@sa.gov.au](mailto:dit.planningreformsubmissions@sa.gov.au)**



The following information is applicable to Residential Low Density Policy Area 20 and 21

>400m = More than 400m from a Centre Zone

<400m = Less than 400m from a Centre Zone

### Land division comparison

	Residential Low Density Policy Area 20 (>400m)		General Neighbourhood	
	Site area (m <sup>2</sup> )	Frontage (m)	Site area (m <sup>2</sup> )	Frontage (m)
Detached	340	10	300 (exc of battle axe handle) 200 when built in terrace form	9 5 battle-axe 7 ave (terrace)
Semi-detached	340	10	300	9
Group dwelling	340	10	300 (average incl common areas)	15
Residential Flat Building	Not envisaged	Not envisaged	300 (average incl common areas)	15 whole building
Row dwelling	Not envisaged	Not envisaged	200	7 average

	Residential Low Density Policy Area 20 (<400m)		General Neighbourhood	
	Site area (m <sup>2</sup> )	Frontage (m)	Site area (m <sup>2</sup> )	Frontage (m)
Detached	300	9	300 (exc of battle axe handle) 200 when built in terrace form	9 5 battle-axe 7 ave (terrace)
Semi-detached	300	9	300	9
Group dwelling	300	9	300 (average incl common areas)	15
Residential Flat Building	Not envisaged	Not envisaged	300 (average incl common areas)	15 whole building
Row dwelling	Not envisaged	Not envisaged	200	7 average

	Residential Low Density Policy Area 21 (<400m)		General Neighbourhood	
	Site area (m <sup>2</sup> )	Frontage (m)	Site area (m <sup>2</sup> )	Frontage (m)
Detached	350	9	300 (exc of battle axe handle) 200 when built in terrace form	9 5 battle-axe 7 ave (terrace)
Semi-detached	350	9	300	9
Group dwelling	350	9	300 (average incl common areas)	15
Residential Flat Building	Not envisaged	Not envisaged	300 (average incl common areas)	15 whole building
Row dwelling	Not envisaged	Not envisaged	200	7 average

## Building height comparison

	Residential Low Density 20		General Neighbourhood	
	Storeys	Building height (m)	Storeys	Building height (m)
All allotments	2	8.5	2	9

## Setback comparison

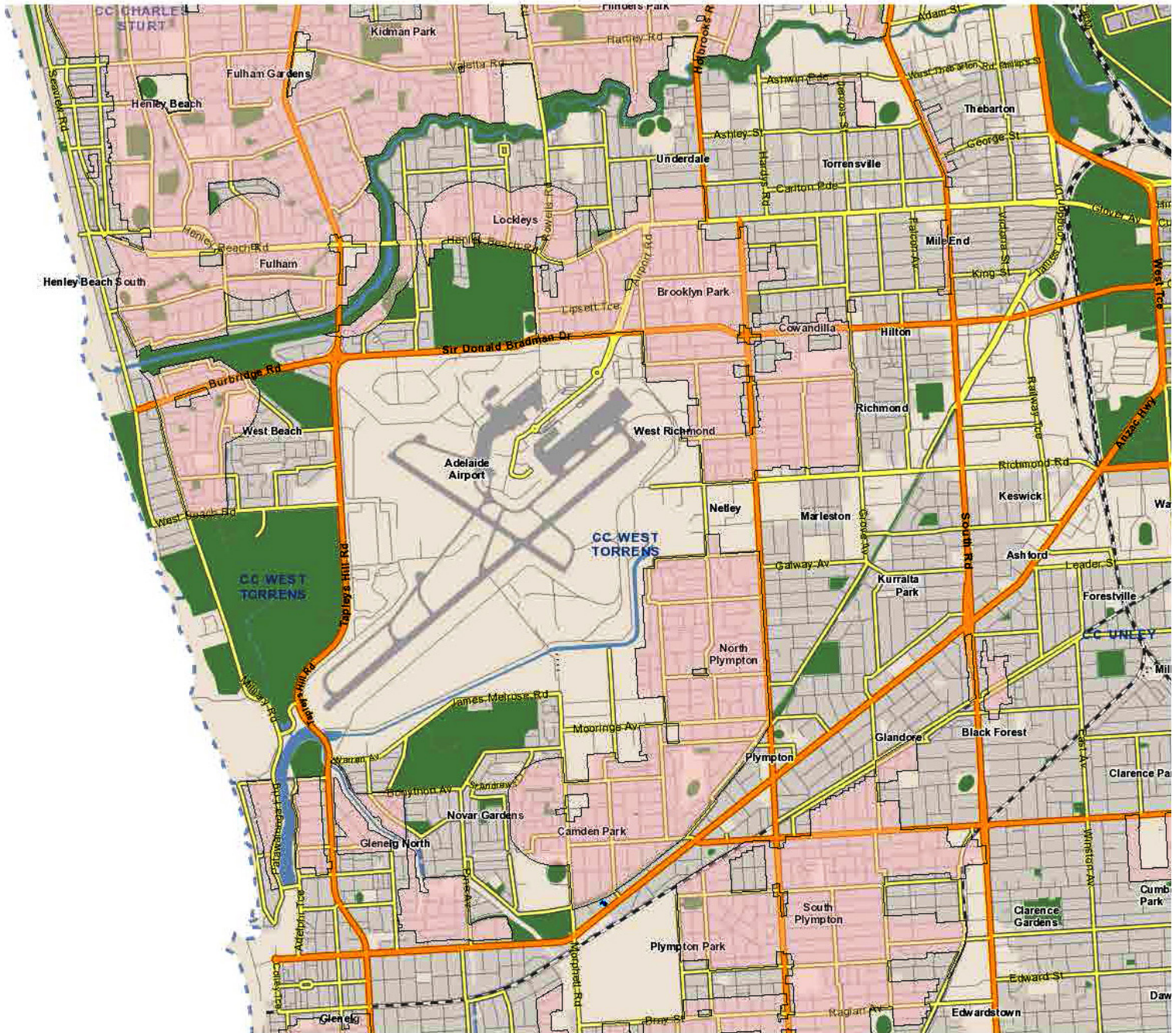
	Residential Low Density 20 and 21	General Neighbourhood
	Metres	Metres
Front setback	Average of adjoining dwellings	the lesser of 5 or the average of any existing buildings on adjoining allotments facing the primary same street
Secondary front setback	2 (walls less than 3m in height) 3 (walls greater than 3m in height)	lesser of 0.9 or neighbouring building setback
Ground floor side	0 (for 8m in length) or 1 (up to 3m in height)	0 (for 11.5m in length) or 0.9 (up to 3.2m in height)
Upper level side	2 (up to 6m in height then + height above 6m)	0.9 + third of wall above 3m other than S boundary  1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary
Ground floor rear	3	3
Upper level rear	8	5

## Private open space comparison

		Development Plan		Planning and Design Code	
		Min area (m <sup>2</sup> )	Min dimension (m <sup>2</sup> )	Min area (m <sup>2</sup> )	Min dimension (m)
Allotment <300m <sup>2</sup>		24	3	24*	2
Allotment 300-500m <sup>2</sup>		60	4	24*	2
Allotment >500m <sup>2</sup>		80	4	24*	2
Dwellings above ground level	no separate bedroom	no min		4	1.8
	1 bedroom	8	2	8	2.1
	2 bedrooms	11	2	11	2.4
	3 bedrooms	15	2	15	2.6

\* denotes that there is an additional landscaped area that may be required in addition to the minimum private open space provision. The soft landscaping requirements is dependent on the allotment size.

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Information can also be found on our website - [westtorrens.sa.gov.au/planningreform](http://westtorrens.sa.gov.au/planningreform)

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