Q1 Which part of the Planning and Design Code would you like to make a submission about? (Please click the circle to select which part of the Code you wish to comment on. You can also see which council areas are included in the rural and urban code via the links below.) My submission relates to Urban code. (click here for council areas)

Page 2: Planning and Design Code for South Australia

Q2 Please provide your contact details below (Name, Postcode & Email are mandatory) Please be advised that your submission will be made publicly available on the SA Planning Portal.

Name
Rob Gagetti

Company
Ekistics

Address
Level 1 16 Vardon Avenue

Suburbs/Town
Adelaide

State
SA

Postcode
5000

Email Address

Page 3: Planning and Design Code for South Australia

Q3 Which sector do you associate yourself with? Development Industry

Page 4: Planning and Design Code for South Australia

Q4 Please upload your PDF template for submission here (pdf only)

00811_P&D Code Response Letter.pdf (2.1MB)

Page 5: Planning and Design Code for South Australia
Q5 Please enter your general feedback here

Please find attached a letter which provides feedback on the proposed zoning of our clients land.
Dear Sir/Madam,

SUBJECT: FEEDBACK ON DRAFT PLANNING AND DESIGN CODE (PHASE 3)
RELEVANT LAND: DOMAN PROJECTS DEVELOPMENTS LAND – LOT 713, 715 AND 716 MULBERRY DRIVE, HIGHLBURY

We act on behalf of Domain Projects Developments Pty Ltd (‘Domain’) who own land located at Lot 713, 715 and 716 Mulberry Drive, Highbury (the ‘land’). The subject land, together with its current zoning is illustrated below in Figure 1.

Figure 1.1 Subject site and existing zone and policy areas
Domain intend to eventually develop their land for residential purposes, following satisfactory resolution of environmental issues relating to gas migration from the former landfill site to the north. At present, the land is primarily situated within the Metropolitan Open Space System (MOSS) Zone which does not contemplate residential development, either now or in the future.

Prior to the release of the draft Code, we attended separate meetings with administration from DPTI and the City of Tea Tree Gully to discuss the possibility of rezoning our clients land to Deferred Urban. We also discussed the opportunity of enacting the rezoning process through the implementation of ‘Phase 3’ of the Code.

Following discussions which transpired during these meetings, we understood that the Deferred Urban Zone would be applied to the land, in the draft Code released for consultation. Unfortunately, this has not occurred as the draft Code identifies an intention to convert the land to the Open Space Zone.

Found within Appendix 1 is correspondence previously prepared by Ekistics, requesting Council support for rezoning of the land to the Deferred Urban Zone. The letter also provides information about the land, historical information and context on the previous Ministerial Development Amendment (DPA) to rezone the land for residential purposes, and discusses the benefits of the proposed rezoning. Briefly we note the following points for your consideration:

- Prior to the current zoning, the land was primarily situated in the Special Use Zone. The change to MOSS Zone occurred via the Better Development Plan (BDP) and General DPA’ which was consolidated into the Development Plan on the 26th of July 2012.
- Whilst the land was formerly zoned ‘Special Use’, the ‘Highbury and Open Space’ Ministerial DPA was initiated, and sought to extend the existing Residential (Tea Tree Gully) Zone over the land. The proposed rezoning proceeded to consultation which included a public hearing held on 01 July 2009.
- Progression and finalisation of the DPA was delayed to enable Domain and Holcim Australia Pty Ltd (owners of an adjoining to the east comprising an approximate areas of 76 hectares) the opportunity to devise an appropriate strategy to manage potential sub-surface gas migration from two adjacent land fill sites to the north of the site (owned by the Highbury Landfill Authority (East Waste) and Pacific Waste Management (SITA)). These adjoining sites also formed part of the DPA study area.
- Through amendments to be made to the Development Regulations, 2008, and a Ministers Specification it was envisaged that new dwellings within the affected area would be designed with a sub-floor gas ventilation system, to be assessed as part of the Building Rules Assessment process. To further minimise risks, it was also intended that additional controls would be implemented via additional changes to planning policy.
- We understand that the above-mentioned strategy was an acceptable solution to the management of gas migration which enabled the rezoning of our clients land to proceed. Notwithstanding our client had inherent concerns with the marketing and sale of future housing product requiring the sub-floor gas ventilation system, and the DPA was placed on hold as Domain explored other more suitable alternative strategies to manage gas migration.
Because of a protracted DPA process, by written correspondence dated 25th September 2018, the Minister for Planning (the Hon. Stephan Knoll MP) advised that the DPA would not proceed due to unresolved matters relating to landfill gas migration.

The important takeaway point from the above discussion is that our clients land is suitable for future residential development, subject to implementation of appropriate controls to manage risks associated with sub-surface gas migration which in any event will become redundant by the virtue of time.

Contrary to the intended and future use of the land, the Open Space Zone does not contemplate (either now or in the future) residential development. Instead, the draft zone provisions focus primarily on accommodating recreation and sporting facilities ordinarily sited on government owned land. Accordingly, we are of the opinion that the proposed Open Space Zone is not appropriate for the land in question.

Our client remains committed to investigating practical solutions for the management of sub-surface gas migration from the adjoining landfill sites, with the aim of eventually developing the land for residential purposes. Our clients intention to develop their land for residential purposes is entirely consistent with the Desired Outcome of the Deferred Urban Zone which seeks to “safeguard land for future urban growth”. It is therefore fitting that our clients land is rezoned to Deferred Urban.

Our client has also made contact with the owner of adjoining land to the north (Lot 1 Torrens Road Highbury) who is supportive of the change in zoning to Deferred Urban to also include this adjoining site.

Accordingly, we request DPTI’s support to rezone the land to Deferred Urban through the implementation of the Planning and Design Code. In doing so, it also makes strategic sense to rezone the adjoining land at Lot 1 Torrens Road Highbury to Deferred Urban.

Should you wish to discuss the content of this letter in further detail, please do not hesitate to contact the undersigned on 7231 0286.

Yours Sincerely

Robert Gagetti
Associate
Appendix 1. Previous Correspondence
Dear Ingrid,

**RE: Domain Projects — Highbury Rezoning Proposal for Lot 713, 715 and 716 Mulberry Drive, Highbury**

We act on behalf of Domain Projects (‘Domain’) who own land located at Lot 713, 715 and 716 Mulberry Drive, Highbury (the ‘land’). Domain intend to eventually develop their land for residential purposes, following satisfactory resolution of environmental issues relating to gas migration from the former landfill site to the north. At present, the land is primarily situated within the Metropolitan Open Space System (MOSS) Zone which does not contemplate residential development, either now or in the future.

We understand that the Council is in the process of completing a review of its Development Plan, the findings of which will inform the new policy framework for the Planning and Design Code. Accordingly, the purpose of this letter is to seek the support of Council for the land to be rezoned to the Deferred Urban Zone (or an equivalent zone) via the implementation of the Planning and Design Code.

To inform Council’s deliberations on this matter, this letter provides information about the land, provides historical information and context on the previous Ministerial Development Plan Amendment (DPA) to rezone the land for residential purposes, and discusses the benefits of the proposed rezoning of these strategic land parcels.

1. **Transition to the Planning and Design Code**

In addition to our meeting with Council, we have also met with administration from the Department of Planning, Transport & Infrastructure (DPTI) concerning our clients desire to rezone the subject land to accommodate future residential development. We note that DPTI administration have suggested that it may be possible to rezone the land via the new Planning and Design Code.
As you are aware, the existing planning system is in a state of transition with the phasing out of the current Development Act, 1993, and the progressive introduction of the new Planning Development and Infrastructure Act, 2016 (the ‘PDI Act’).

Section 65 of the PDI Act requires the establishment of the Planning and Design Code (the Code), which will replace all existing South Australian Development Plans. A phased introduction of the Code is presently underway and we understand that the City of Tea Tree Gully Development Plan (as with all Metropolitan Council Development Plans) will be replaced with new planning policy contained within the new Code by mid-2020.

The new Code is intended to increase the level of standardisation in planning policy across metropolitan Adelaide, with the aim of streamlining and improving efficiency and consistency in the interpretation of planning policy.

We understand that the DPTI is currently working with all 68 Councils across the State to undertake a ‘Development Plan Review’ that will identify opportunities to consolidate existing duplicated policy, identify challenges and issues associated with existing policy, identify effective policy for inclusion within the Code, as well as gaps within existing policy that will need to be addressed via the Code.

We understand that the City of Tea Tree Gully will be commencing this Development Plan review process in the near future, and that a series of Council recommendations will be presented to DPTI for consideration and incorporation into the new Code.

Accordingly, the Development Plan Review process provides an ideal opportunity to inform potential zoning changes which may be enacted through the introduction of the Planning and Design Code.

2. Subject Land, Zoning and Policy Areas

Domain’s land comprises Lots 713, 715 and 716 Mulberry Drive Highbury. All of Lot 715, and the majority of Lots 713 and 716 are located within Policy Area 6 Linear Park River Torrens in the Metropolitan Open Space System Zone (the ‘MOSS’ Zone). We note that the western end of Lots 713 and 716 is located within the Residential Zone. A copy of the Certificates of Title for each land parcel are attached as Appendix 1.

Figure 2.1 over-page illustrates each land parcel together with the relevant Zone and Policy Areas for the locality.

We understand that the land was rezoned via the Better Development Plan (BDP) and General DPA’ which was consolidated into the Development Plan on the 26th of July 2012. Prior to this rezoning, the land was primarily located within a ‘Special Use Zone’. However, as this zone was removed from DPTI’s standard suite of Zones, the land was rezoned to the MOSS Zone (being the most comparable Zone at the time).

A primary objective of the MOSS Zone is to accommodate “a range of public and private activities, including passive and active recreation land uses, habitat conservation and restoration, in an open and natural setting” (Zone Obj. 1).
Importantly, the MOSS Zone does not encourage urban development and thus significantly inhibits the development potential of each land parcel.

Recognising that until as recently as 2018, the land was earmarked for low to medium density residential development via the Minister initiated ‘Highbury Residential and Open Space Development Plan Amendment’ (DPA), we are of the opinion that the existing zoning of the land is contrary to existing local and State strategic planning initiatives which seek to increase housing supply and diversity throughout Metropolitan Adelaide. We also note that Lot 715 currently accommodates a detached dwelling. Accordingly, the existing zoning is also at odds with the current use of this land parcel for residential purposes and may unreasonably inhibit further development of this allotment (recognising that even a single dwelling is listed as a non-complying form of development).

For the reasons outlined above, our clients are concerned that the existing zoning may unreasonably restrict future development of their land. We also note that it is somewhat uncommon to place such restrictions on privately owned land, recognising that the majority of MOSS Zoned land is under State or Council ownership and primarily comprises the River Torrens Linear Park land immediately to the south of the subject site.

*Figure 2.1 Subject land, zone and policy areas*
3. Highbury Residential and Open Space DPA Historical Overview

The land formed part of a larger land parcel (comprising an area of approximately 116 hectares), previously earmarked for rezoning via the Ministerial Highbury Residential and Open Space DPA. The DPA remained active for approximately 10 years.

The subject site together with the larger land parcel affected by the previous DPA is illustrated in Figure 3.1 below.

Figure 3.1 DPA Study Area
The DPA study area incorporated land bounded by Casemate Road to the north, Lower North East Road and Torrens Road to the west, the Hills Face Zone to the east; and the River Torrens Linear Park to the south.

In addition to the subject land and the adjoining ‘Boylan’ site to the north, the DPA Study area also included land owned by CEMEX Australia Pty Ltd (now Holcim Australia Pty Ltd) to the east (comprising an area of approximately 76 hectares), two former landfill sites to the north owned by Highbury Landfill Authority (East Waste) and Pacific Waste Management (SITA), land owned by Hallan Nominees, together with a number of smaller land holdings with frontages to Lower North East Road and Torrens Road.

The original zoning and policy framework proposed in association with the ‘Highbury Residential and Open Space DPA’ is attached in Appendix 2.

The DPA proposed to extend the existing Residential (Tea Tree Gully) Zone over land owned by Domain, CEMEX (Holcim), Hallen Nominees and a number of smaller residential properties fronting Lower North East Road. Pending resolution of various site contamination issues, the DPA also initially proposed to rezone the majority of land formerly used for landfill activities to the Deferred Urban Zone. The balance of land within the Study Area was to be rezoned to the Local Centre Zone or the Open Space Zone (including Lots 713 and 716 Mulberry Drive).

The DPA was subject to the prescribed public consultation process, and was made available for public comment between Thursday 9 April 2009 and Thursday 11 June 2009. A public hearing to consider the DPA was held on 1 July 2009.

In light of the previous use of the land within the study area for landfill, agricultural uses and extractive industry activities, various environmental site investigations were performed to identify the suitability of the land for sensitive (residential) use. In particular, interim audit advice for the Domain land concluded that the suitability of the land for immediate residential development would be subject to the preparation of an appropriate strategy to manage potential sub-surface gas migration from the adjacent landfill sites to the north.

In response, Domain Projects together with Holcim Australia Pty Ltd (owners of CEMEX Australia Pty Ltd) worked in partnership to develop a strategy to manage gas migration and its potential impact on future residential development. Through amendments to be made to the Development Regulations, 2008, and a Ministers Specification it was envisaged that new dwellings within the affected area would be designed with a sub-floor gas ventilation system, to be assessed as part of the Building Rules Assessment process. To further minimise risks, it was also intended that additional controls would be implemented via additional changes to planning policy.

It is important to note that the above-mentioned strategies provided an appropriate technical solution to management of gas migration. Had agreement been reached to implement the above-mentioned strategies, it was highly likely that the DPA would have proceeded, with Lot 715 rezoned for residential development.

Notwithstanding there were inherent issues with the marketing and sale of future housing product requiring the

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1 Ministers specifications related to specific building matters that require attention in South Australia and are referenced in the Development Regulations, 2009 or in the South Australian variations to the Building Code of Australia.
sub-floor gas ventilation system. Accordingly, the DPA was placed on hold as Domain explored other more suitable alternative strategies to manage gas migration concerns.

In light of the above, and because of a protracted DPA process, by written correspondence dated 25th September 2018, the Minister for Planning (the Hon. Stephan Knoll MP) advised that the DPA would not proceed due to unresolved matters relating to landfill gas migration.

4. Strategic Considerations

To accommodate a future rezoning and to enable future residential development on the site, Domain Projects is actively exploring alternative strategies and solutions for the management and mitigation of landfill gas.

In the interim, we are of the opinion that the land is better suited to a Deferred Urban Zone (or an equivalent zone). Unlike the existing MOSS Zone which discourages urban development, the objectives of a Deferred Urban Zone are as follows:

**OBJ 1** A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.

**OBJ 2** A zone comprising land to be used primarily for grazing or recreation purposes until required for future urban expansion.

**OBJ 3** Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient serving and conversion of the land for urban use.

**OBJ 4** Development that contributes to the desired character of the zone

The Deferred Urban Zone could therefore signal that the land is suitable for future urban expansion and residential development upon satisfactory resolution and management of landfill gas migration issues. This interim rezoning solution would remove a possible perception that the land should be retained for an indefinite period of time for use as open space and recreational purposes. We also envisage that a Deferred Urban Zone (or similar) would accommodate improvements to the existing and lawful use of Lot 715 for rural residential purposes.

It is important to note that the investigations which identified the potential for sub-surface gas migration was performed approximately ten years ago. Methane gas is a by-product of decomposing landfill material. However, over time the levels of methane gas will reduce and eventually cease altogether.

Unlike the existing MOSS Zone (which does not contemplate residential development of any form) the proposed rezoning for future residential development is aligned with a number of strategic planning documents including the 30 Year Plan for Greater Adelaide, City of Tea Tree Gully Strategic Plan (2020) and the Housing and Employment Land Supply Program. Each of these strategic policy documents are discussed respectively below.
4.1 30 Year Plan for Greater Adelaide

The following Policy Targets set out within The 30-Year Plan for Greater Adelaide are designed to increase housing diversity and housing supply within urban areas:

**Target 1.1:** 85% of all new housing in metropolitan Adelaide built in established urban areas by 2045

**Target 6:** Increase housing choice by 25% to meet the changing needs in Greater Adelaide by 2045.

The City of Tea Tree Gully has reached a stage of maturity, with the majority of new residential development primarily limited to infill housing within established neighbourhoods. The proposed land rezoning will allocate currently underutilised land situated within the north-eastern suburb of Highbury for future residential development, and will therefore assist the State Government in achieving its housing diversity objectives.

In this regard, we note that subject site is also situated in close proximity to the Modbury Park and Ride Facility and the Modbury O-Bahn, providing access to affordable and efficient public transport which connects with the Adelaide Central Business District. Accordingly, the proposed rezoning also aligns with Target 2 of the Strategic Plan:

**Target 2**  60% of all new housing metropolitan Adelaide is built in close proximity to current and proposed fixed line (rail/tram/O-Bahn) and high frequency bus routes by 2045.

4.2 Housing and Employment Land Supply Program

The Housing and Employment Land Supply Program (HELSP) was established to support the housing targets set out within the 30 Year Plan. The Program identifies rezoning options that will assist the State Government in achieving its strategic objectives with respect to the long term provision of land for future housing to support South Australia’s projected population growth.

The Highbury Residential and Open Space DPA has been identified within the HELSP as a key infill rezoning initiative for the north-eastern region of Adelaide and was intended to accommodate an additional 800 to 1,000 new dwellings for approximately 2,000 to 2,500 people. The proposed rezoning of the subject site to a Deferred Urban Zone (or equivalent) signifies a clear intention to develop the land for residential purposes, in accordance with the objectives of the HELSP.

4.3 City of Tea Tree Gully 2020 Strategic Plan

A key objective set out within the Council’s Strategic Plan is to create ‘Vibrant and Liveable’ communities. This in part will be achieved through policies designed to accommodate “a diverse range of housing to suit a variety of needs, life stages and lifestyles”.

The proposed rezoning will identify an additional future supply of land within the City of Tea Tree Gully for broadacre residential development, thereby assisting the Council in achieving its housing diversity objectives.
5. Community Engagement

As discussed in Section 3 above, the original ‘Highbury and Open Space DPA’ was subject to significant public consultation including a public hearing held on 1 July 2009.

The proposed rezoning to a deferred urban zone (or equivalent) has therefore derived and evolved from the previous ‘Highbury and Open Space DPA’ which ultimately was not endorsed or enacted. Notwithstanding, the previous consultation and engagement undertaken in association with the previous DPA remains relevant to this proposal to rezone the land to the deferred Urban Zone until issues associated with potential land fill gas migration are suitably resolved and managed. The previous consultation undertaken in association with the ‘Highbury and Open Space DPA’ further reinforces and supports the proposition to rezone the land via the transition to the Planning & Design Code.
6. Summary

Domain owns land located at Lots 713, 715 and 716 Mulberry Road, Grove, Highbury. The land is primarily located within the Metropolitan Open Space Zone which restricts residential development.

As discussed, our client remains committed to investigating practical solutions to the management of subsurface gas migration from the adjoining landfill sites, with the aim of eventually developing their land for residential purposes. To facilitate these investigation, we seek the support of the Council for the site to be rezoned to Deferred Urban. We envisage such support would be via recommendations made to DPTI as part of the ‘Development Plan Review Process’ that will inform the new Planning and Design Code.

For the reasons explained above, the proposed rezoning is entirely consistent with the previous intention to rezone the land for residential purposes, is closely aligned with a number of state and local strategic initiatives and objectives and has already been subject to previous consultation.

Should you require any further assistance or clarification concerning any of the matters discussed above, please do not hesitate to contact the undersigned on 7231 0286.

Yours Sincerely

Robert Gagetti
Associate

Cc Anita Allen & Tom Victory
Department of Planning, Transport and Infrastructure
Appendix 1.  Certificates of Title
REGISTER SEARCH of CERTIFICATE of TITLE  * VOLUME 5500 FOLIO 872 *

COST : $25.75 (GST exempt)  PARENT TITLE : CT 5109/579 & OTHERS
REGION : EMAIL  AUTHORITY : RTC 8349318
AGENT : M3SA  BOX NO : 055  DATE OF ISSUE : 09/02/1998
SEARCHED ON : 21/11/2013 AT : 09:35:57  EDITION : 1
CLIENT REF 1345675

REGISTERED PROPRIETOR IN FREE SIMPLE
---------------------------------------
DOMAIN PROJECT DEVELOPMENT PTY. LTD. OF 555 THE PARADE MAGILL SA 5072

DESCRIPTION OF LAND
-------------------
ALLOTMENT COMPRISING PIECES 713 AND 716 DEPOSITED PLAN 48186
IN THE AREA NAMED Highbury
HUNDRED OF Yatala

EASEMENTS
---------
NIL

SCHEDULE OF ENDORESEMENTS
--------------------------
8017992  MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS
---------
DOCUMENTS AFFECTING THIS TITLE
--------------------------------
NIL

REGISTRAR-GENERAL'S NOTES
--------------------------
NIL

END OF TEXT.
REGISTERED PROPRIETOR IN FEE SIMPLE
---------------------------------------
DOMAIN PROJECT DEVELOPMENT PTY. LTD. OF LEVEL 1/21 FRANKLIN STREET
ADELAIDE SA 5000

DESCRIPTION OF LAND
---------------------
ALLEMENT 715 DEPOSITED PLAN 48186
IN THE AREA NAMED HIGHBURY
HUNDRED OF YATALA

EASEMENTS
--------
NIL

SCHEDULE OF ENDORSEMENTS
------------------------
8103379 ENCUMBRANCE TO JANICE BOYLAN
11229158 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS
---------
DOCUMENTS AFFECTING THIS TITLE
-------------------------------
NIL

REGISTRAR-GENERAL'S NOTES
-------------------------
NIL

END OF TEXT.

Page 1 of 2

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.
Appendix 2. Highbury Residential and Open Space DPA
Zone and Policy Area framework
Tea Tree Gully (City) Development Plan

Highbury Residential and Open Space

Development Plan Amendment

By the Minister

For Consultation
Policy Area 24 Highbury Policy Area

Introduction

The following provisions apply to the Residential (Tea Tree Gully) Zone Policy Area 24 Highbury Policy Area as shown on Maps TTG/43, 44 and 45. They are additional to those expressed for the whole of the Residential (Tea Tree Gully) Zone and Council-wide, which are relevant to this Policy Area.

OBJECTIVES

Objective 1: A residential policy area comprising a broad range of dwelling types including medium density residential development, designed to integrate with areas of open space.

Objective 2: Development that complements the topography, retains local indigenous landscape and re-establishes watercourses.

Objective 3: Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Policy Area 24 Highbury Policy Area is established for a broad range of residential development including group housing and medium density housing options in suitable locations.

The policy area has a distinct landscape character as a valley floor and a former sand quarry that provides an important opportunity to remediate the former quarry, whilst protecting existing remnant indigenous vegetation and re-establishing water courses. The sensitive development of the policy area would create connecting green corridors from the Hills Face Zone to the east through to the Torrens Valley to the south and the established residential suburbs to the west. The open space corridors and water courses would shape development parcels resulting in clusters of residential development.

The green corridors would incorporate water courses and storm water detention features with the retention and further planting of locally indigenous plant species. The corridors would also incorporate walk and cycle paths for recreation and to promote local travel by these modes.

Site development and buildings would feature water sensitive urban design principles. The open spaces would incorporate low water use and low maintenance best practice design. Innovation in the design of infrastructure and buildings is encouraged in response to the topography and desired landscape character. Formal public recreation space is not contemplated in the policy area.

Torrens Road and Halls Road are to provide the main access roads into the new residential development. The internal road network, on-street parking, water tables and crossovers would be designed to contribute to the desired character of the area consistent with housing density and built form. Streetscapes would feature underground power supply.

The division of land is to provide for a public road on at least one side of a green corridor containing a water course. The division of land would also incorporate allotments that enable residential development to overlook public open space so as to maximise outlook and provide for passive surveillance.

Residential development may take the form of single detached, semi-detached, row or group dwellings and medium rise buildings in the form of row dwellings, group dwellings and residential apartments of up to three storeys above finished site levels. Building design, materials and finishes would be selected to complement the landscape character and not result in glare to adjoining areas or be obvious from the Adelaide Plain. Buildings incorporating upper level balconies and outdoor decks are to be designed and sited with regard to views and solar orientation while limiting overlooking. Landscaping would be an important part of building design and site layout.
PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:
   Affordable housing
   Carport in association with a dwelling
   Domestic outbuilding in association with a dwelling
   Dwelling (buildings between one and three storeys)
   Garage in association with a dwelling
   Group dwelling (buildings between one and three storeys)
   Pergola in association with a dwelling
   Residential flat building (buildings between one and three storeys)
   Row dwelling (buildings between one and three storeys)
   Semi-detached dwelling (buildings between one and three storeys)
   Supported accommodation
   Small scale non-residential uses that serve the local community, for example:
      - pre-school
      - child care facility
      - recreation area
      - open space.

2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

3 Non-residential development should be of a nature and scale that:
   (a) serves the local community
   (b) is consistent with the character of the locality
   (c) does not detrimentally impact on the amenity of nearby residents.

4 Vacant or underused land should be developed in an efficient and coordinated manner to increase housing choice and provide dwellings with densities higher than, but compatible with, adjoining residential development.

Form and Character

5 Development should not be undertaken unless it is consistent with the desired character for the policy area.

6 Development should be in accordance with Concept Plan Fig R(TTG)/3.

7 Development should comprise a broad range of dwelling types at low and medium densities, and should include the provision of adaptable housing and a minimum 15% of residential dwellings for affordable housing.

8 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.

9 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to a net density of between 40 and 67 dwellings per hectare) should be in the form of two and three storey buildings.

10 In the case of more than one dwelling on a site, access to parking and garaging areas from public roads should primarily be via a minimum number of common driveways.
11 Where allotments have a direct frontage to public open space, housing should be at least two storeys and be orientated towards the public open space.

12 All residential development should be designed to ensure the living rooms have an external outlook.

Environmental Sustainability

13 Development should address environmental sustainability and seek to:
   (a) manage stormwater on-site or provide satisfactory infrastructure needed to manage flows and water quality in a sustainable manner
   (b) provide for stormwater re-use
   (c) maximise the use of solar energy and natural light
   (d) minimise the lifecycle cost of infrastructure to the community
   (e) minimise water use.

Land Division

14 A dwelling should have an allotment area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Minimum Area (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>300</td>
<td>8</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>250</td>
<td>6</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>250</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Row dwelling</td>
<td>200</td>
<td>6</td>
</tr>
</tbody>
</table>

15 Residential allotment(s) that abut public open space should have:
   (a) a direct frontage onto the public open space
   (b) vehicular access provided to the rear of the allotment.
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps TTG/3 to TTG/45 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.
In Note: Hills Face Boundary as described in Hills Face Zone Regulations dated 16th December 1971

NOTE: For Policy Areas See MAP TTG/45

HF
LP(RT)
R(TTG)
SU

Hills Face
Linear Park (River Torrens)
Residential (Tea Tree Gully)
Special Uses

Zone Boundary
Development Plan Boundary
Creek Centre-line
River/Creek Floodwater Area

CITY OF TEA TREE GULLY
ZONES
MAP TTG/36

Scale 1:10000
0 500metres

NOTE: For Policy Areas See MAP TTG/45

HF
LP(RT)
R(TTG)
SU

Hills Face
Linear Park (River Torrens)
Residential (Tea Tree Gully)
Special Uses

Zone Boundary
Development Plan Boundary
Creek Centre-line
River/Creek Floodwater Area

CITY OF TEA TREE GULLY
ZONES
MAP TTG/36

Scale 1:10000
0 500metres