

**Notice of Motion from Cr Christel L Mex: Built Heritage Strategy
For Council meeting to be held on 5 September 2022
City of Norwood, Payneham & St Peters**

Pursuant to Regulation 12(1) of the Local Government (Procedures at Meetings) Regulations 2013, the following Notice of Motion has been submitted by Cr Christel Mex.

NOTICE OF MOTION

That:

- 1. Staff prepare a report on the feasibility of the Council preparing a Planning & Design Code Amendment that would better protect the historic character of The Parade, and*
- 2. That the report investigates the setting of lower building heights, larger setbacks and other policy instruments that would ensure that the human scale and High Street appearance of The Parade can be maintained, while at the same time allowing for appropriate commercial and residential development to occur.*

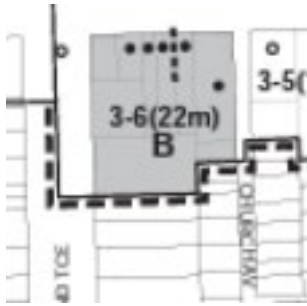
REASONS IN SUPPORT OF MOTION

In light of the Council's adoption of a draft Built Heritage Strategy, and the recent approval by the State Commission Assessment Panel (SCAP) of a very large and controversial development at 120 The Parade Norwood, it is timely that Council requests a Code Amendment to ensure that the historic character of The Parade is maintained.

The new development at 120 The Parade may comply with new height limits set out in the State Government's Planning & Design Code, but it has raised significant community concerns about its excessive bulk and scale and adverse impacts on residential amenity. The current Planning Code required only a minimal two-metre setback above the street podium, which is manifestly inadequate to minimise the apparent bulk and scale of the multi-storey apartment development behind the shops. A Code Amendment may be able to enforce larger setbacks and the six-storey limit contained in Council's former Development Plan.

Building heights

The eight-storey limit for the development at 120 The Parade was enabled by policy changes introduced in 2021 by the State Government via the introduction of the Planning & Design Code, which represents a departure from a far more nuanced design approach and policy framework contained in Council's former Development Plan that required that any new development on the consolidated site include a maximum building height in the range of 3-6 storeys (see extract below). Accompanying policy stated that to maintain the integrity of Heritage Places, this may reduce the ability to achieve the maximum height limit.



The Planning and Design Code has translated this to a six-storey height maximum and then added the Significant Development Sites (large sites over 1500m²) provision which allows a 30% height “bonus” if you meet certain criteria including retaining a Local Heritage Place, which applies in this instance and was a policy requirement anyway. This bonus height policy applies at Zone level – meaning it’s the same everywhere for all Urban Corridor (Main Street) Zones and several other zones. Our Council strongly opposed this in our lead up to the Code’s implementation but were overruled by the State Government.

Setbacks

The Code (and Council’s previous Development Plan) sought a zero-minimal front setback at street level to maintain traditional main street pattern.

Our Development Plan required an upper-level setback of six metres behind the lower building levels. Arguably, however, a developer would have also applied the Development Plan policies around siting above a Local Heritage Place, which may have resulted in a greater setback. The Planning and Design Code reduced this to a minimal and ineffective two-metre upper-level setback above the defined podium or street wall.

A Code Amendment would be the mechanism to achieve enforcement of these design parameters and to revert to the heights and setback requirements contained in the Council’s former Development Plan (eg a six-storey maximum with no height “bonus” and six-metre upper level building setback). This would be proposed through a Sub-Zone to alter these policy settings that otherwise apply state-wide at the Zone level.

Summary

The Council made representations to the SCAP to oppose the eight-storey application at 120 The Parade on the grounds of excessive bulk and scale. Council’s planning staff and heritage architect stated the following in our submission to SCAP:

“The bulk and scale of the proposed building completely ignores its context. The Parade is a fine-grained street developed over time with small to moderate sized buildings. There is nothing of this scale in a single building anywhere near this site in Norwood. The attempt at articulating the façade with different balconies, materials and finishes partially assists with breaking down the form visually at close inspection, but the building is over 60m long making it the longest single building facing the Parade. With that size structure sitting over the small-scale Local Heritage

items, the scale imbalance is considerable and has a significant impact on the setting of the

Local Heritage Places. The shop buildings are reduced to virtually facades only with minimal side wall returns, which is only highlighted by the minimal setback of the building above. The minor façade articulations that appear on the plan do nothing to break down the scale of the proposed structure”

“Buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.” There is nothing human scale about this development. Further developments of this scale, height and bulk threaten the human scale of this important historic shopping street.”

The undermining of height limits for The Parade after community consultation is a grave concern. We are in a race against time to protect the character of The Parade. Without a Code Amendment in place, we risk more imposing towers taking over The Parade, our precious High Street.