

Planning and Design Code

Residential Overview

The South Australian Government has introduced a new state-wide Planning and Design Code (Code) to replace the previous West Torrens Development Plan. The Code will guide how future development occurs in your area.

Four new residential area zones in West Torrens have been introduced:

- General Neighbourhood Zone
- Suburban Neighbourhood Zone
- Housing Diversity Neighbourhood Zone
- Established Neighbourhood Zone.

Key features of how development is managed in residential areas in the Code include:

- **Public notification for new developments:** While envisaged uses for a zone would not generally trigger notification (e.g. the building of a new dwelling or garage in a Neighbourhood Zone), there are exceptions that will cause notification to occur (e.g. exceeding building height or length on-boundary or some non-residential land uses).
- **Infill development:** This is new development, at higher densities in existing suburban areas with smaller minimum site areas. The Code includes guidance on infill development including allotment sizes, building heights, car parking, open space and landscaping. It also includes initiatives that will reduce negative impacts of infill development such as tree planting on private land and inclusion of soft landscaping.
- **Retaining streetscape character:** Some localised policy has been replaced by standardised policy effective across the State. This has resulted in changes to dwelling density and housing form and new dwelling types, such as row dwellings, terraces and residential flat buildings where they were not previously sought.

Car parking rates being reduced for both on-street and on-site parking

On-site car parking for dwellings which are detached, semi-detached, row and terrace

	Code	Former Plan
1 bedroom	1 car parks	2 car parks
2 or more bedrooms	2 car parks	2 car parks



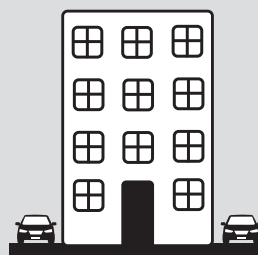
Current Code



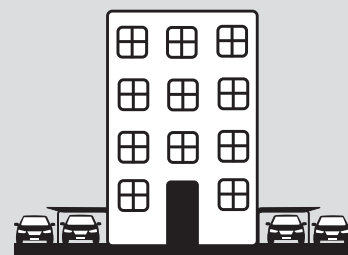
Former Plan

On-site car parking for residential flat buildings

	Code	Former Plan
1 or 2 bedrooms	1 car parks	2 car parks
3 or more bedrooms	2 car parks (1 covered)	(1 covered)
Visitor parks	0.33 parks where development is for 3 or more dwellings	0.25 per dwelling



Current Code
(1 or 2 bedrooms)

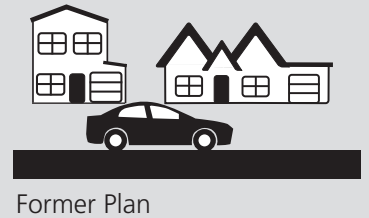
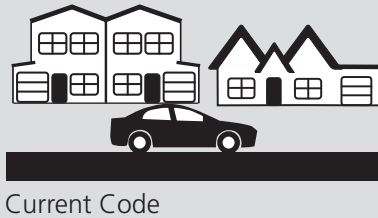


Former Plan (1 or more bedrooms)
and
Current Code (3 or more bedrooms)

Continued over

On street parking

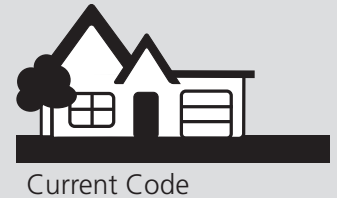
Code	Former Plan
1 park per 3 dwellings	1 park per 2 dwellings



Private open space reduced to two site area categories for all allotments

Private open space (<300m² and >300m²)

	Code	Former Plan
Site area <300m ²	24m ²	24m ²
Site area >300m ²	60m ²	60m ² (<500m ²) 80m ² (>500m ²)
Minimum dimension	2m or 3m	4m
Minimum directly accessible from a living room	16m ²	16m ²
Location	Side or rear of dwelling	Side or rear of dwelling



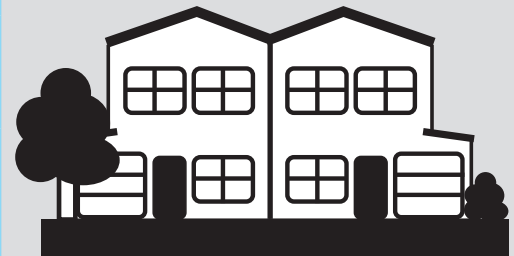
Soft landscaping

Residential development incorporates soft landscaping with a minimum dimension of 700mm in accordance with A and B below.

A - Dwelling site area m² (or average site area for residential flat buildings or group dwellings)

	Code	Former Plan
Site area <150m ²	10 per cent	10 per cent as a portion of minimum private open space requirement
Site area 150m ² -200m ²	15 per cent	
Site area >200m ² -450m ²	20 per cent	
Site area >450m ²	25 per cent	

B - at least 30 per cent of any land between primary street boundary and primary building line.



To find out more about the Planning and Design Code and what it means for your property in West Torrens, visit westtorrens.sa.gov.au/planning

The information in this document is advisory and provided to give you a general understanding of the key policy changes in the new Planning and Design Code. For full details of policy that affects proposed development, consult the Planning and Design Code as the statutory document. This can be found at code.plan.sa.gov.au

The Planning and Design Code applies to new development only. Applications lodged before March 19 2021 are assessed based on the previous City of West Torrens Development Plan.