

Development Plan Amendment

By the Council

City of Mitcham

Special Residential Character Areas DPA

Explanatory Statement and Analysis

For Consultation

Table of Contents

Have Your Say	1
Explanatory Statement	3
Introduction	3
Implications of the New Planning and Design Code.....	3
Need for the amendment	4
Statement of Intent.....	4
Affected area.....	4
Summary of proposed policy changes	7
Legal requirements	8
Consultation	8
The final stage	9
Analysis	11
1. Background	11
2. The strategic context and policy directions	12
2.1 Consistency with South Australia's Planning Policies.....	12
2.2 Consistency with the Planning Strategy	12
2.3 Consistency with other key strategic policy documents	14
2.3.1 Council's Strategic Directions Report	14
2.3.2 City of Mitcham Residential Strategy (2014)	14
2.3.2 City of Mitcham Strategic Management Plan 2030	14
2.3.4 Infrastructure planning	15
2.3.5 Current Ministerial and Council DPAs	16
2.3.6 Existing Ministerial Policy	16
3. Investigations	17
3.1 Investigations undertaken prior to the SOI.....	17
3.1.1 Residential Code Neighbourhood Character Areas Assessments (2009)	17
3.1.2 Additional Special Residential Character Areas Assessment (2018).....	27
3.2 Investigations undertaken to inform this DPA	29
3.2.1 What is Special Residential Character?	29
3.2.2 The difference between Heritage and Character.....	30
3.2.3 Ground-truthing of Previous Investigations.....	30
3.2.4 Assessment of Potential Replacement Zone.....	38

3.2.5 Review of Procedural Matters.....	39
4. Recommended Policy Changes	40
5. Consistency with the Residential Code.....	40
6. Statement of statutory compliance.....	40
6.1 Accords with the Planning Strategy	41
6.2 Accords with the Statement of Intent.....	41
6.3 Accords with other parts of the Development Plan	41
6.4 Complements the policies in the Development Plans for adjoining areas	41
6.5 Accords with relevant infrastructure planning.....	41
References/Bibliography	42
Schedule 4a Certificate	43
Appendices	44
Appendix A – Residential Code Neighbourhood Character Area Assessments (2009)	45
Appendix B – Local Area Planning Project Special Character Area Assessment (2018).....	47
Appendix C - Allotment Size Assessment – Hills Areas.....	49
The Amendment	1

Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public during normal business hours

- City of Mitcham Civic Centre, 131 Belair Road, Torrens Park;
- Mitcham Library, 154 Belair Road, Hawthorn;
- Blackwood Library, 215 Main Road, Blackwood; and
- electronically at www.mitchamcouncil.sa.gov.au/draftdpa.

from 9am, 17 September 2020 until 5pm, 13 November 2020.

Printed copies are also available for purchase at the Civic Centre at a cost of \$20.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to PO Box 21, Mitcham Shopping Centre, Torrens Park, SA, 5062 or mitcham@mitchamcouncil.sa.gov.au. Alternatively, feedback forms can be completed at www.mitchamcouncil.sa.gov.au/draftdpa

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on Tuesday, 17 November 2020 at 7pm at Council's Civic Centre, 131 Belair Road, Torrens Park SA 5062. Please refer to www.mitchamcouncil.sa.gov.au/draftdpa for updates on the status of this meeting.

(this page intentionally left blank)

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Implications of the New Planning and Design Code

A new planning system is currently being introduced into South Australia. The new Planning, Development and Infrastructure Act 2016 (PDI Act) is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia's 72 Development Plans into one rulebook. In this regard the Mitcham City Development Plan will be superseded by the new Planning and Design Code in late 2020.

Council is in the transition between the two pieces of legislation. This DPA, being undertaken by Council, is being prepared and consulted on under the *Development Act 1993* to amend Council's current Development Plan. Existing zones in the current Development Plan will be transitioned to the equivalent zone and/or overlay in the Planning and Design Code (i.e. the nearest equivalent zone and/or overlay in the Planning and Design Code may have a different name and slightly different content to the existing zone in the Development Plan, but should maintain policy intent).

In regard to the policy changes proposed in this DPA, all changes utilise existing zones within the SA Planning Policy Library with some local policy adaptation. If the DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned across into the new Planning and Design Code, utilising the nearest equivalent zone and/or overlay compared to those in the current plan. Potentially local policy additions may be transitioned into a Character Overlay.

Refer to the SA Planning Portal at saplanningportal.sa.gov.au for more information about the Planning and Design Code.

Need for the amendment

Mitcham Council has been working with the community and stakeholders over the last three years to prepare itself for the State Government's major planning reforms and be more progressive with its planning policy. The backbone of this work is Council's Spatial Vision, which so far has led to the development of Structure Plans for key opportunity areas and a subsequent Growth Precincts Development Plan Amendment (DPA) in 2019.

All through this process Council's conversation with the community has been based on the importance of balancing growth with the preservation of distinctive / unique built form and landscape characteristics in the City of Mitcham. The Spatial Vision also identified a number of areas where change would be carefully managed in response to the valued character attributes of the nine locations identified. This approach was supported by the community as part of the engagement of the Spatial Vision.

This DPA provides an appropriate policy framework for articulating the identified Special Residential Character Areas into the Development Plan whilst also ensuring the transition into a Character Area Overlay in the Planning and Design Code when it replaces the Development Plan in late 2020.

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 27 September 2019. The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed in this DPA.

Affected area

The Statement of Intent for this DPA sought to further investigate all Special Residential Character Areas identified (in darker green areas) in Council's Spatial Vision (see Figure 1 below).

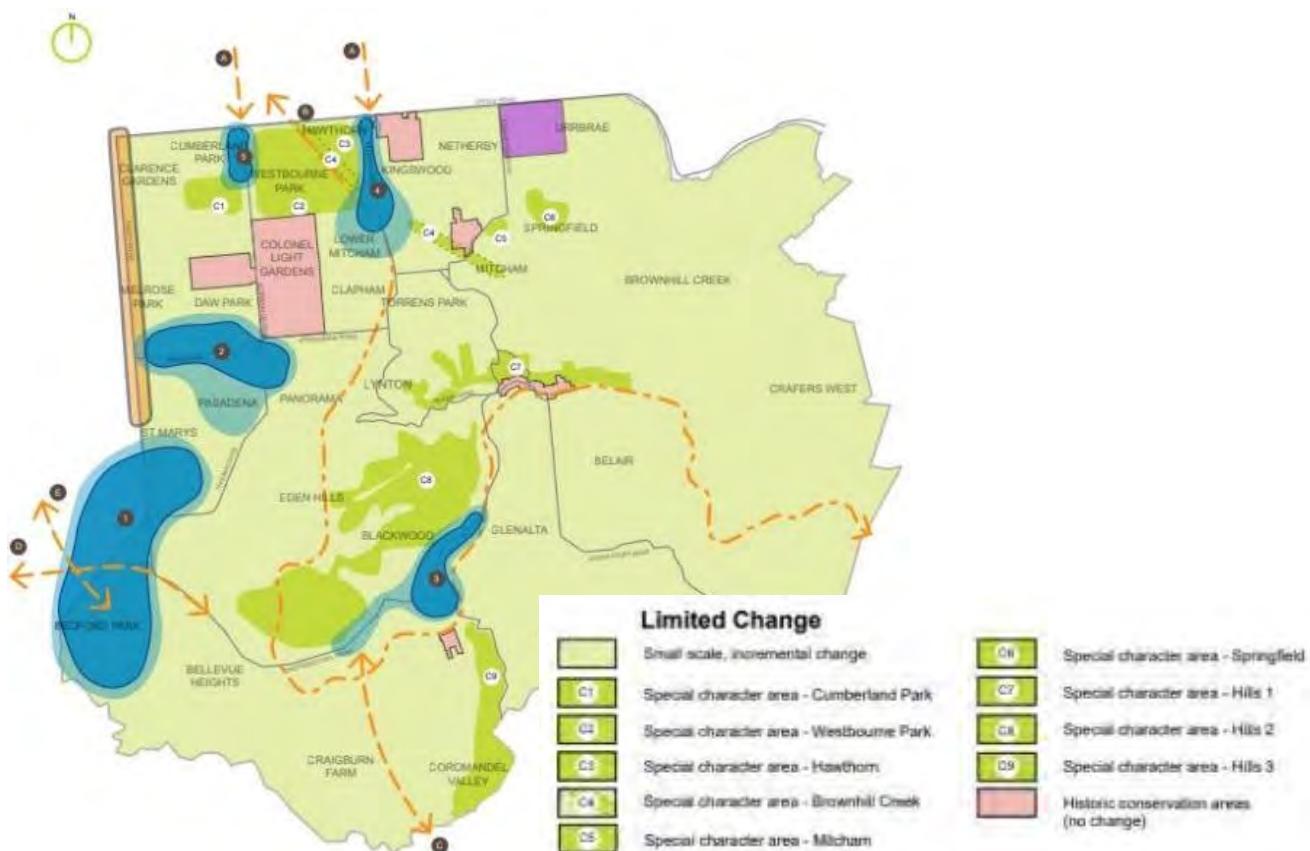
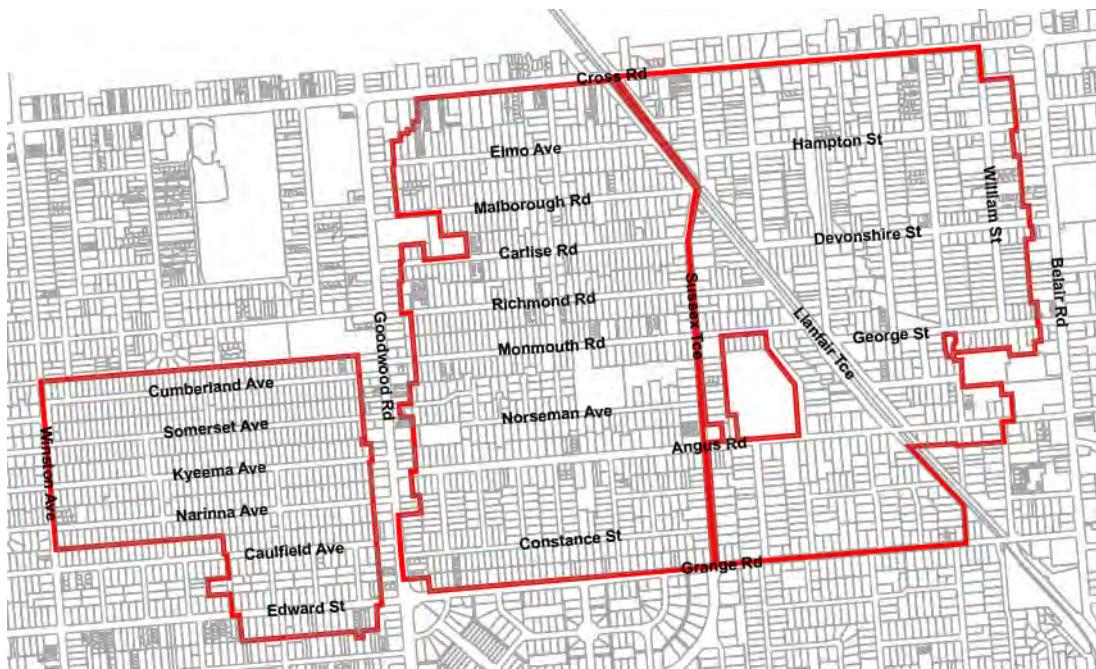


Figure 1: Mitcham Spatial Vision

The exact boundaries of these areas were not identified as part of the Spatial Vision exercise as detailed investigations had yet to take place. However, the Character Areas involved portions of the following suburbs / localities:

- Cumberland Park
- Westbourne Park
- Hawthorn
- Brownhill Creek
- Mitcham
- Springfield
- Belair
- Blackwood
- Eden Hills
- Coromandel Valley

As part of the DPA investigations process, Council has resolved not to proceed with proposed Special Residential Character Areas at Mitcham and Brownhill Creek. The areas affected by the DPA are therefore identified as follows:



Cumberland Park, Westbourne Park and Hawthorn



Springfield

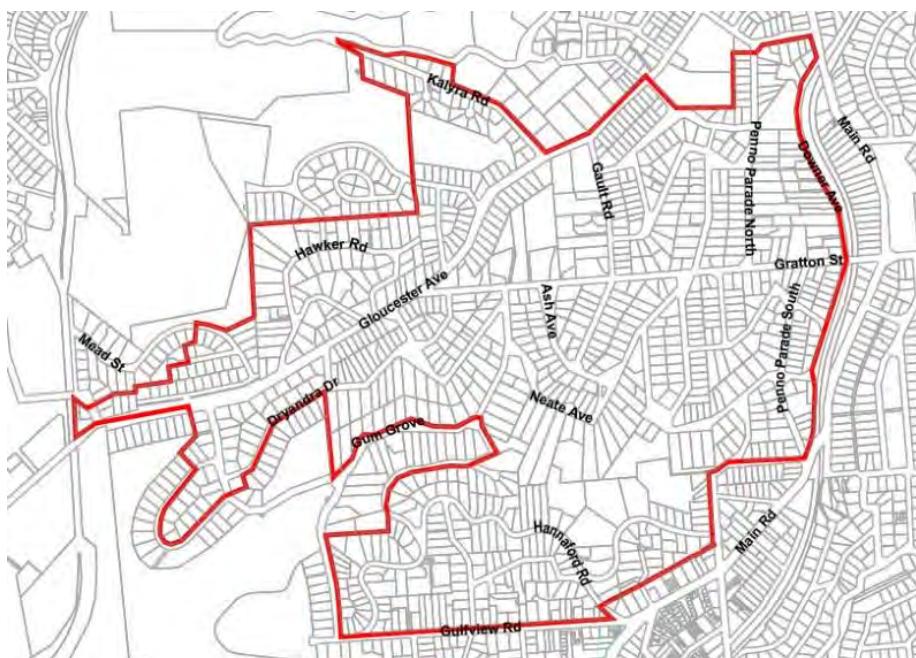
Special Residential Character Areas DPA

City of Mitcham

Explanatory Statement



Belair (North)



Blackwood and Belair (South)



Eden Hills



Coromandel Valley

Summary of proposed policy changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- Rezoning those parts of the affected area of this DPA from the existing Residential (Central Plains), Residential (East Plains) or Residential (Hills) Zones into the Residential Character Zone
- Introducing a suite of Desired Character Statements and policies specific to three Policy Areas being:
 - Plains Character Policy Area 22 (covering Cumberland Park, Westbourne Park and Hawthorn)
 - Springfield Policy Area 23
 - Hills Character Policy Area 24 (covering Eden Hills, Blackwood, Belair and Coromandel Valley)
- Introducing Precincts within the Plains Character Policy Area for three areas being:
 - Precinct 1 Cumberland Park Character addressing specific dwelling site configuration criteria
 - Precinct 2 Westbourne Park and Hawthorn Character addressing specific dwelling site configuration criteria
- Policies within new Zone and Policy Areas covering:
 - Dwelling types desired
 - Minimum lot sizes and frontages
 - Setbacks
 - Site coverage
 - Garaging treatments

Special Residential Character Areas DPA

City of Mitcham

Explanatory Statement

- Management of slope of land and landscape character and vegetation within development
- Updating and inserting mapping to reflect the zone changes and introduction of the new Precincts.

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Consultation

The preparation of the Spatial Vision, including the initial identification of potential Special residential Character Areas involves an extensive consultation process with the community and key stakeholders. In addition, preliminary consultation has already occurred with the following key stakeholders during the preparation of the investigations:

- Department of Planning, Transport and Infrastructure (Planning Division)

This DPA will be released for formal agency and public consultation. As a minimum, the following government agencies and organisations are to be formally consulted:

Adjoining Councils

- Adelaide Hills Council
- City of Burnside
- City of Marion
- City of Onkaparinga
- City of Unley

Members of Parliament

- Carolyn Power — State Member for Elder
- Jayne Stinson — State Member for Badcoe
- Nicolle Flint — Federal Member for Boothby
- Sam Duluk — State Member for Waite
- Steve Murray — State Member for Davenport
- Vickie Chapman, Hon — State Member for Bragg

Government Agencies / Departments

- Attorney General's Department (Planning Division)
- Department of the Premier and Cabinet
- Department for Transport & Infrastructure
- Department for Environment and Water
- Office for Design & Architecture
- Renewal SA
- State Heritage Unit (DEW)
- Country Fire Service

Community / Business Groups

- Blackwood & Belair District Community Association
- Blackwood Action Group
- Blackwood Community Buzz
- Brownhill Creek Association
- Coromandel Valley Community Association

- Friends of Brownhill Creek
- Friends of Carrick Hill Inc
- Kaurna Aboriginal Community & Heritage Association Inc
- Mitcham Historical Society
- Springfield Estate Residents Association
- Totally Locally Blackwood

A detailed Communication and Engagement Plan endorsed by Council at its meeting on 14 July 2020 will guide the consultation process. This includes written notices sent owners of land directly affected by the this DPA.

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Important Note for Agencies: This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Analysis

1. Background

The assent of the *Planning, Development and Infrastructure Act 2016* (The Act) and an update to the 30-Year Plan for Greater Adelaide (2017) has prompted Council to review the spatial application of Council's Strategic Management Plan (SMP). This work will aid the effective and orderly switch from Council's Development Plan to the new Planning and Design Code in the first half of 2021 (as forecast at the time of writing).

Council's Spatial Vision identifies:

- areas where opportunities for significant change should be investigated (i.e. growth precincts);
- the strategic outcomes for these precincts;
- key strategic connections and movement corridors;
- areas where small-scale, incremental change is anticipated and
- areas where no change is anticipated.

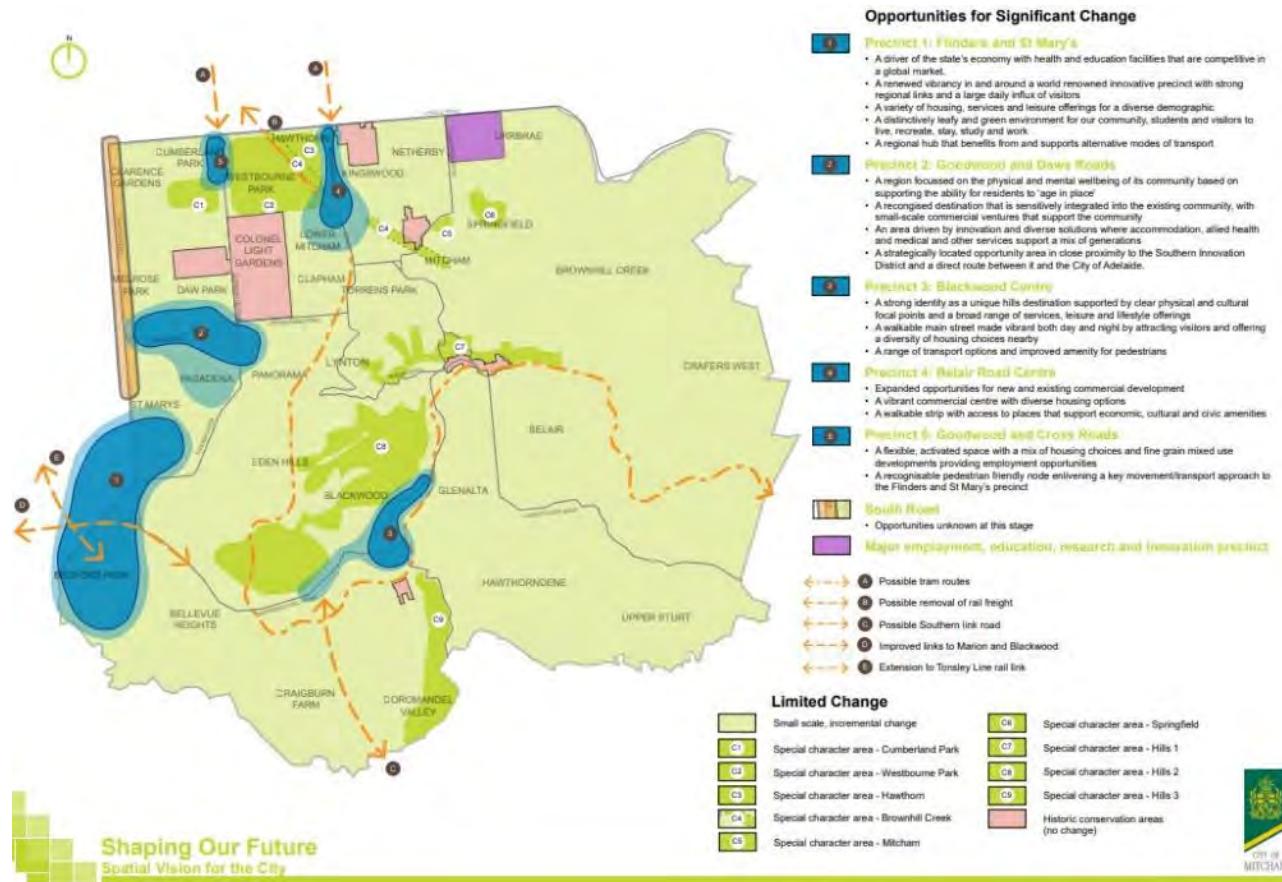


Figure 2: City of Mitcham Spatial Vision

The Spatial Vision exercise identified that there are areas where a direct translation of Council's Development Plan to the Planning and Design Code will not meet community and stakeholder expectations. The Growth Areas SOI (authorised 14 May 2019) was the first step in addressing this issue. However, of equal importance to the future success of the City are matters including housing diversity and the conservation of key heritage and character areas.

The Special Residential Character Areas DPA recognises that the City of Mitcham is rich with residential character that is highly valued by the community. Council is seeking to elevate areas deemed to have a character that is special when compared to wider Metropolitan Adelaide. The aim is that these areas would

ultimately form the basis of a special residential character overlay in the translation of Council's Development Plan to the Planning and Design Code.

Council's Development Plan currently includes residential policy areas with desired character statements, parts of which were granted protection from the Residential Development Code on its introduction in 2009. To be considered for this protection, areas were assessed against criteria including landform; subdivision pattern; building stock; lot size; frontage and setbacks; site coverage and private open space.

Work to inform Council's Spatial Vision has built on the Residential Development Code character assessments and has been confined to areas not currently covered by the Code. The Special Residential Character Areas designation has been sparingly and mindfully applied, with a view to ensuring the conservation of valued attributes including public realm infrastructure, housing design and the general urban / peri-urban form.

A community engagement exercise for the Spatial Vision explored stakeholder appetite for the identification and protection of Special Residential Character Areas. The findings of this exercise have supported the approach adopted by Council and highlight the need to progress a DPA to provide the necessary policy coverage for these area in time for transition to the Planning and Design Code.

2. The strategic context and policy directions

2.1 Consistency with South Australia's Planning Policies

South Australia's Planning Policies are the highest order policy document in the planning system and were established as part of the Planning, Development and Infrastructure Act 2016. They are integral to the new planning system and guide the development of Regional Plans, the Planning and Design Code and, in the interim, Development Plan policy. It is therefore important that amendments to Development Plans have regard to and are consistent with the policies.

The DPA supports the following relevant policies:

South Australia's Planning Policies	
SA Planning policy	Comment/Response
SSP 1 Integrated Planning	The DPA works towards a common vision (Spatial Vision) of a strategic coordination of use of land in conjunction with the Growth Areas DPA.
SSP 2 Design Quality	The DPA will raise design quality standards and expectations to facilitate future development that responds to local identity and protects the built and natural character qualities that the communities' value. The DPA will ensure that development design within the Special Residential Character Areas will be respectful of the existing and anticipated future neighbourhood character.
SSP 6 Housing Supply and Diversity	Renewal and infill housing supply in the Special Residential Character Areas will be developed in a way that contributes to the vitality and character of the area. The DPA will maintain and focus on an appropriate diversity of housing types within the character areas.

2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volumes of the Planning Strategy are relevant to this DPA:

- The 30-Year Plan for Greater Adelaide

The DPA addresses the following relevant targets within the 30-Year Plan:

Target	How the target will be implemented:
Target 1 - Containing our urban footprint and protecting our resources <i>1.1 – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045</i>	The DPA seeks to translate Council's Spatial Vision into tangible planning policy and works in parallel with the Growth Areas DPA. Of key importance to the success of the Spatial Vision is the conservation of key Special Residential Character Areas in Mitcham. The DPA will continue to facilitate sensitively designed contextual infill development in the identified areas.
Target 5 – A green liveable city <i>Urban green cover is increased by 20% in metropolitan Adelaide by 2045</i>	The DPA will support this target as a particular focus will be placed on the protection and recognition of areas of landscape character within the identified Special residential Character Areas. The DPA aims to ensure that urban infill areas maintain appropriate levels of urban greenery.

The DPA supports the following policies of the 30-Year Plan:

Policy	How the target will be implemented:
Design Quality P30. Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place	The DPA considers the unique residential characteristics of the areas identified within the Mitcham area. The DPA will ensure that new development in the Special Residential Character Areas is undertaken sensitively so that it complements attributes of value to the neighbourhood and maintains an urban form that is appropriate to the distinctive character of Adelaide's existing neighborhoods.
Design Quality P31. Recognise the unique character of areas by identifying their valued physical attributes	The Spatial Vision has identified areas displaying Special Residential Character. These areas work hand-in-hand with growth opportunities to ensure that new development builds on and appropriately manages the character attributes of areas that the community values.
Health, Wellbeing and Inclusion P49. Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature	The DPA aims to recognises the importance of existing vegetation to character areas, as well as the extent of open space to built form across sites. It seeks to maintain these attributes within development, including infill development and by doing so, maintains the existing urban greenery within the identified Special Residential Character Areas This protection will in turn support cooler and shady neighbourhoods.

2.3 Consistency with other key strategic policy documents

2.3.1 Council's Strategic Directions Report

This DPA was not contemplated by Council's Strategic Directions Report (SDR) which was approved by the Minister for Planning in February 2014. The assent of the Planning, Development and Infrastructure Act 2016 (The Act) and an update to the 30-Year Plan for Greater Adelaide (2017) has since prompted Council to review the spatial application of Council's Strategic Management Plan (SMP) by way of a local area planning project.

The SDR is therefore somewhat dated, given the process Council has embarked upon through the Strategic Management Plan and Spatial Vision process, which supersede the key findings and recommendations for Development Plan policy within the SDR.

2.3.2 City of Mitcham Residential Strategy (2014)

The purpose of the 2014 Residential Strategy was to review the Mitcham (City) Development Plan and other key strategic documents at the time to devise a framework for future residential planning within the City of Mitcham. The main aims of the Residential Strategy were to manage change, promote housing diversity, maintain population levels, sustainability and focussed infill.

The key findings/recommendations of the Residential Strategy that relate to preserving character areas were as follows:

- an increase in diversity of housing stock within the Council area;
- the Development Plan should protect areas of valuable character and ensure that new development reflects the desired character for these areas;
- detailed investigations are warranted for the precise definition of Character Areas, with Desired Character Statements;
- detailed investigations are warranted for the review of existing Development Plan policies to reflect desirable allotment sizes and frontages; and
- a Development Plan Amendment for the introduction of smaller Character Areas, particularly within Policy Area 8 of the Residential (Central Plains) Zone to reflect varying character and infill potential.

This DPA responses to the 2014 Residential Strategy by initiating detailed investigations for the warranting of establishing character areas.

2.3.2 City of Mitcham Strategic Management Plan 2030

Council's Strategic Management Plan 2030 is a long-term plan for what the City of Mitcham will look like. It is a high-level document which sets a clear vision and desired objectives for the City and outlines how Council and the community will work towards achieving these outcomes.

The Strategic Management Plan comprises four goal areas:

- Accessible, Healthy and Connected Community;
- Sustainable City;
- Dynamic and Prosperous Places; and
- Excellence in Leadership.

Sitting beneath each goal is a set of themes which describe what the City wants to achieve. The DPA supports the following themes of the City's Strategic Plan:

Theme	Comment
2.3 Natural Environment We protect and enhance the environment and its biodiversity across natural landscapes, waterways, open spaces and across our suburbs.	The DPA will recognise the importance of the natural environment and landscape characteristics within areas of Mitcham such as sloping landforms, areas of established vegetated character and tree

coverage. It seeks that these characteristics and assets are respected as part of development outcomes in the long term.

3.1 Placemaking

We have a spatial vision that guides the development of integrated, attractive and vibrant precincts that support diverse land uses and housing choice.

The DPA seeks to translate Council's Spatial Vision into tangible planning policy. The DPA seeks to provide a policy framework to aid with the conservation of key Special Residential Character Areas in Mitcham which is of key importance to the success of the Spatial Vision.

3.2 City Vibrancy

We are a City well recognised for our social and cultural diversity, creativity, arts, events, heritage, natural environment, educational and medical facilities.

The DPA identifies and seeks a policy framework to aid with the local Special Residential Character of several neighbourhoods of Mitcham that are essential to the overall vibrancy of the City. It articulates better design guidance to ensure development is appropriately contextual to these locations.

2.3.3 City of Mitcham Spatial Vision

Council has been working with the State Government and its community to understand and address the impacts of the new planning system on the City of Mitcham. This work has culminated in the Spatial Vision for the City and Precinct Structure Plans, which have been Council's focus for the past three years.

The Spatial Vision helps Council articulate its aspiration for the future look and feel of the City. It provides guidance for the City's future development – carefully balancing the need for investment, development and progress, alongside the lifestyle and character that local residents value. The Spatial Vision reflects the Strategic Management Plan and Council's role in the delivery of the 30 Year Plan for Greater Adelaide.

The Spatial Vision for the City was developed using existing research and the knowledge and experience of Elected Members, stakeholders, staff and the community. It identifies:

- five key precincts which have opportunity for significant investment, growth and change
- a set of desired outcomes to support and guide the development of each key growth precinct, including key connections to, from and within the City;
- areas of the City that should be restricted from further development (State Heritage Area and Historic Conservation Areas);
- residential areas with identified special residential character where change needs to be carefully managed; and
- areas for small-scale development and gradual change within the City.

In February 2019, Council endorsed the Spatial Vision for the City and structure plans for the five key growth precincts.

The Special Residential Character Areas DPA represents the second stage in the implementation of the vision through policy, following the Growth Precincts DPA prepared in 2019.

2.3.4 Infrastructure planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

The following infrastructure planning is of relevance to this DPA:

Council Infrastructure Planning	Response/Comment
Nil	Nil

Special Residential Character Areas DPA
City of Mitcham
Analysis

Government Agency Infrastructure Planning	Response/Comment
Nil	Nil

2.3.5 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed:

Council DPAs	Response/Comment
Growth Precincts DPA (recently approved)	<p>The Growth Precincts DPA formed stage 1 of the implementation of the Spatial Vision. It was granted approval by the Minister for Planning and Local Government by notice in the SA Government Gazette on 20 August 2020. This DPA rezoned specific locations across the City of Mitcham to accommodate growth.</p> <p>The Special Residential Character Areas DPA has had regard to the zone changes that have resulted from the Growth Areas DPA.</p>

Ministerial DPAs	Response/Comment
Nil	Nil

2.3.6 Existing Ministerial Policy

This DPA does not propose changes to existing Ministerial policy.

2.3.6 Draft Planning and Design Code

Whilst the proposed DPA is intended to make changes to the current Development Plan, given the imminent implementation of the Planning and Design Code, and the transition process underway for the City of Mitcham's Development Plan, regard has been had to the draft Planning and Design Code. In this regard, it is intended that the aims and intent of the resultant policy (particularly the Desired Character Statements) will transition across into the Character Overlay.

Council continues to liaise with DPTI in the transition of the relevant Zones for these locations and will seek to ensure there is no resultant change in policy intent and, ideally, no loss of local policy content resulting from this DPA. This has informed the policy response proposed within this DPA.

3. Investigations

3.1 Investigations undertaken prior to the SOI

3.1.1 Residential Code Neighbourhood Character Areas Assessments (2009)

Investigations were originally prepared in 2009 in response to the proposed changes to the Development Regulations, which sought to introduce additional complying development for dwellings, known as the Residential Code. At the time, criteria for determining which areas could be excluded from the proposed Residential Code were identified by the State Government and included all of the following:

- be geographically discrete and able to be clearly defined and mapped; and
- be able to be distinguished from other areas due to their special attributes; and
- have a predominate built from that was constructed before 1940.

Special attributes were to be identified by data prepared by the State Government but could include other elements where documented by Councils. Attributes identified included:

- | | |
|--|---|
| <ul style="list-style-type: none">▪ Land Form▪ Sub-division Pattern▪ Building Stock▪ Lot Size | <ul style="list-style-type: none">▪ Frontage Widths▪ Setbacks▪ Site Coverage▪ Private Open Space |
|--|---|

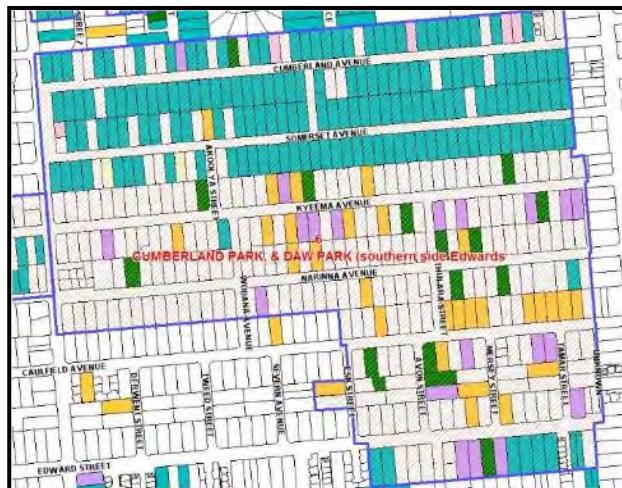
The assessments undertaken by Council at the time were presented to the Government and accepted as exempt from the legislation. This means that new dwellings, dwelling additions and certain forms of outbuildings are not complying development "as of right" as per the Development Regulations, 2008.

The following summarises the findings of the areas affected by this DPA from the 2009 assessments, with a complete version contained within Appendix A.

Cumberland Park

- Regular grid subdivision layout when undertaken in the year 1913 for the northern street between Kyeema and Cumberland Avenues and 1929 for the area south of Kyeema Avenue.
- Original pattern of land division has remained relatively intact.
- Dominant allotment size found within the area, being in the range of 500-850sqm which represents a significant majority (89.11%) of all the allotments, although frontages are mixed widths (10m – more than 20m).
- High percentage (37%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages (2%) reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor both being quite distinctive styles, make up the majority of the other inter-war styles (13%).
- Residential building stock remains relatively intact and contributes greatly to the character of the area.
- Relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings.
- The width of the allotments has provided for good separation between buildings (greater than 2 metres).
- Enhanced by significant plantings of trees within the street.

**Special Residential Character Areas DPA
City of Mitcham
Analysis**



House Type



Era



Site Frontage



Allotment Size



Figure 3: An example showcasing a low open fence, a prominent verandah and a minor carport that is secondary and setback from the dwelling's building line.



Figure 4: Two examples of dwellings showcasing the key character elements of gables, setbacks and minor visual intrusion of garaging and driveways.



Figure 5: An example showcasing positive character aspects such as mature trees within a front yard, gables within the dwelling's built form and low fencing that is vegetated.



Figure 6: An example showcasing a low open fence, a prominent verandah, front yard landscaping and gables within the built form.

Westbourne Park

- Regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.
- Dominant allotment size found within the area, being in the range of 500-850sqm and which represents some 70% of allotments found within the area with the remaining 30% within the >850sqm range. Allotment frontages are mixed.
- High percentage (40%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (12.5%).
- Retains a high percentage (72%) of the original housing stock developed prior to the Second World War and contributes greatly to the character of the area.
- Relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings.
- The width of the allotments has provided for good separation between buildings (1 – 2 metres) which contributes to the character of the area.
- Mature trees both within the allotments and the street greatly contributes to the character of the area.

**Special Residential Character Areas DPA
City of Mitcham
Analysis**



Building Type



Building Era



Site Frontage



Allotment Size



Figure 7: An example showcasing the key character elements of gables, large side setbacks, low open fencing and trees within the front garden.



Figure 8: An example showcasing the key character elements of mature trees within the street verge, low open fencing, landscaped front gardens and consistent prominence of gables within frontages.



Figure 9: A contemporary dwelling that reflects several positive character elements such as gables and a verandah.



Figure 10: An example of a modern semi-detached dwelling showcasing the key character elements of a landscaped front yard, mature trees within the street verge, gables and low open fencing.

Hawthorn

- Regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.
- Brown Hill Creek bisects this area running generally in a north west direction from the hills. The presence of this watercourse had no direct impact on the layout of the land division. The presence of a number of River Red Gums is noted along the route of the watercourse.
- The Belair to Adelaide railway line also traverses this area and runs parallel to the watercourse.
- Allotment sizes in the range of 500-850sqm (46%) and >850sqm (44%) contribute to a low-density spacious feel.
- The area contains a high percentage (35%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The return verandah, villas, villas and cottages (20%) reflect the earlier development of the area in the late 1880s generally for more agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (4%).
- Retains a high percentage (63%) of the original housing stock which contributes greatly to the character of the area.
- Relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings.

Special Residential Character Areas DPA

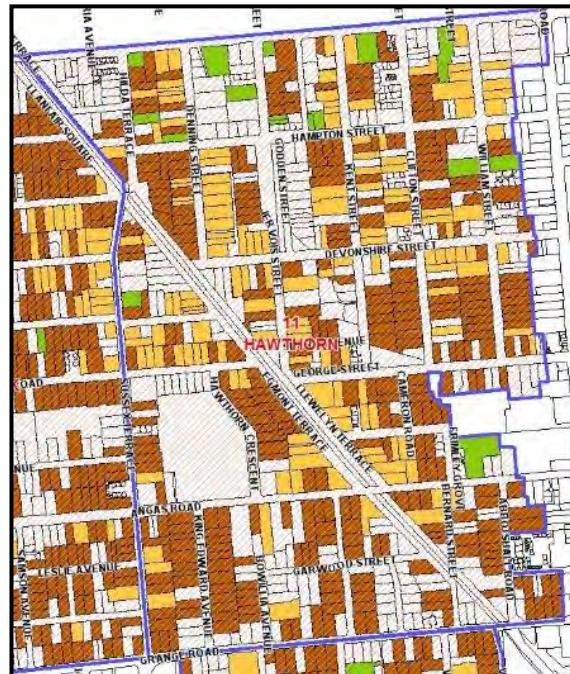
City of Mitcham

Analysis

- The width of the allotments has provided for good separation between buildings (1 – 2 metres) which contributes to the character of the area.
- Mature trees both within the allotments and the street greatly contributes to the character of the area.



Building Type



Building Era



Site Frontage



Allotment Size



Figure 11: An example showcasing the key character elements of gables, low open fencing, landscaped garden, minor carport (setback and roof form ancillary to main roof form) and driveway.



Figure 12: An example showcasing the positive character aspects of a landscaped garden, gables, verandah, low fencing, large setback and a minor garage to the side of the dwelling (and ancillary in form).



Figure 13: An example of a new build showcasing the contextual design elements, including minor garage that is setback from the front building line and with subordinate roof form and height.



Figure 14: An example of a contemporary single storey dwelling that retains the key character elements of low open fencing, the use of stone in the built form and large eaves.

Springfield

- The importance of the topography in the initial planning of the Springfield Estate subdivision is evident in the street pattern and allotment layout that remains largely intact today.
- The land form combined with the extensive landscaped nature of both the street verges and individual properties along with the mature trees is intrinsically linked to the unique character of the area.
- Subdivision pattern of Springfield Estate is based on winding roads and attainment of pleasing visual vistas, it was not based on the traditional and known Adelaide feature of the grid pattern. As a result of this design principle the study area has a series of development parcels that are largely irregular in shape. The result of the subdivision pattern is that the wide landscaped verges and mature trees both within the public realm and on private properties dominates the character of the area.
- The building stock within the study area is best described as being eclectic. Pre 1940 stock in mansions (10%), Tudor (6.25%) and other inter-war constituting 2.50%.
- The size of the dwellings is a notable feature of the housing stock, being large, architecturally designed and of high standard.
- Single dwellings positioned on large single allotments (95% over 850sqm) with wide frontages typically over 20 metres.

**Special Residential Character Areas DPA
City of Mitcham
Analysis**

- Dwellings are set well back from the road and behind extensive landscaping, focussing emphasis of streetscape on landscape character.
- Large allotments have resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings.
- The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area.



Building Type

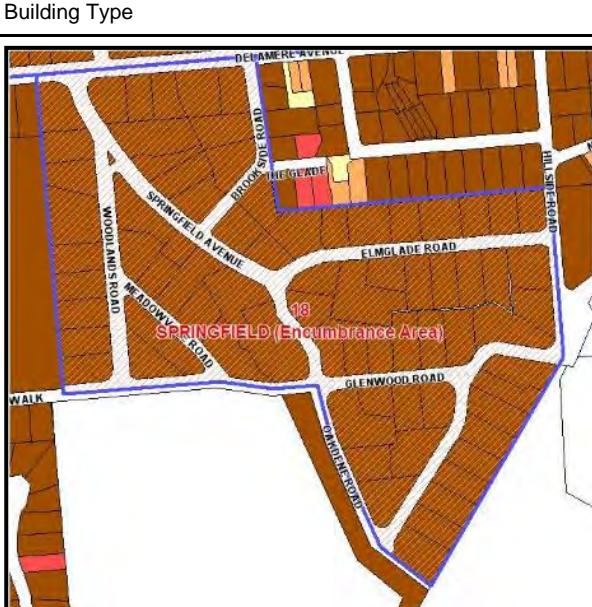
Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)



Era

1800 - 1865
1866 - 1895
1896 - 1915
1916 - 1940

Building Era



Frontage Width

0 - 5.99	(230)
10 - 15.99	(1006)
16 - 19.99	(1545)
20 or more	(2607)
5 - 9.99	(280)



LOT SIZE

150 - 349
350 - 499
500 - 849
850 or more
Less than 150

Allotment Size



Figure 15: An example showcasing the positive character aspects of a large dwelling on a large allotment, formal and extensive landscaping, large front setbacks and side setbacks which contribute to the sense of spaciousness and grandeur.



Figure 16: An example demonstrating a landscaped and spacious front garden, large front setback and a wide frontage with separated parking structure.



Figure 17: An example showcasing large side setbacks, undercroft garaging and rendered retaining walls with raised front gardens above, responding to land form.



Figure 18: An example showcasing the positive character aspects of a large dwelling on a large allotment, landscaped front garden, large front setback and landscaped street verge.

Eden Hills

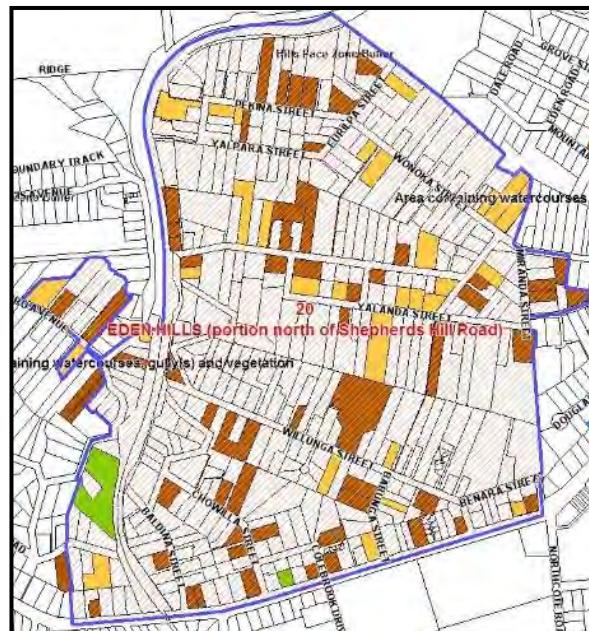
- The area comprises of steep gullies containing significant amounts remnant vegetation.
- Roads were established along the ridgelines resulting in allotments of considerable depth. The importance of the topography in the initial planning of the subdivision is evident in the street pattern and allotment layout that remains largely intact today.
- Land parcels in some instances are largely irregular in shape and exhibit a large depth to frontage ratio.
- Large allotments with 92% being larger than 850sqm reflective of the land form.
- Over 70% of all allotments have frontages greater than 20metres.
- The predominant forms of development in the area are the earlier pre-First World War villas and cottages which represent 10% of the building stock and inter war dwellings such as Bungalow, Art Deco, and Tudor which represent some 15% of housing stock.
- Relatively low site coverage (15-25% generally) with significant areas of private open space both to the front and rear of the dwellings.
- The width of the allotments has provided for good separation between buildings (generally over 2m) and contributes to the overall character of the area.

**Special Residential Character Areas DPA
City of Mitcham
Analysis**



Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)

Building Type



Era	
1800 - 1865	
1866 - 1895	
1896 - 1915	
1916 - 1940	

Building Era



0 - 5.99	(230)
10 - 15.99	(1006)
16 - 19.99	(1545)
20 or more	(2607)
6 - 9.99	(280)

Frontage Width



LOT SIZE	
150 - 349	
350 - 499	
500 - 849	
850 or more	
Less than 150	

Allotment Size



Figure 19: An example demonstrating a large front setback to allow for mature vegetation in front yard. Second storey form set back and despite being visible in streetscape, not a dominant element.



Figure 20: An example showcasing a dwelling with a smaller frontage, but maintains spacing to the side, even for garaging locations.



Figure 21: Appropriately designed semi-detached dwellings make the most of the frontage width. Dwelling form is not duplicated and gives appearance of single dwelling. Garaging to sides, stepped back and, together with driveways, forms a minor element of the frontage.



Figure 22: Large setbacks and wide frontage emphasise spaciousness and separation of buildings in streetscape. Views beyond to canopies of mature vegetation.

3.1.2 Additional Special Residential Character Areas Assessment (2018)

As part of preparations for the Planning and Design Code, Council sought to shape the conversation regarding how the existing Development Plan would transition across into the Code. Although Council had previously identified character areas in 2009, and despite there being desired character statements and related policy provisions in the existing Development Plan, it was determined that additional work was required to ensure that select character areas were able to be transitioned to Character Area Overlays in the new Planning and Design Code.

Preliminary investigations were carried out in 2018 as part of Council's Local Area Planning Project (informing the Spatial Vision Plan). These investigations were not overly technical in nature, with recommendations made on the basis of an interpretation of subjective criteria rather than ranking under a strict scorecard-style approach. Notwithstanding this, the criteria utilised aligned with those included in the 2009 assessments and included:

- Lot sizes and frontages (density)
- Land division pattern
- Scenic quality (views, natural features, vegetation)
- Topography
- Built form
- Car parking
- Front yards
- Public realm

The outcomes of the investigations found the same attributes and characteristics of value for the previously identified 2009 special residential character areas. For the purpose of brevity, these have not been repeated here, but can be found within Appendix B. However, the assessment also identified a number of additional locations previously not identified in 2009. These assessments as they relate to areas affected by the DPA are summarised below.

The Hills (various locations covering Eden Hills, Blackwood, Belair and Coromandel Valley)

- Scenic quality defined by large trees, sometimes dense vegetation, open front yards, views across valleys and minimal built form within large spaces
- Highly undulating topography, steep valleys and watercourses
- Large allotments, generally over 1200 square metres
- Large spaces between built forms reinforce low densities
- Regular and irregular pattern of development, depending on road network
- Dwellings positioned across allotments due to slope, including use of split level
- Variety of built form and eras
- Low pitches and roof forms
- No or open front fencing
- Informal front gardens
- Informal and potentially large parking areas, but varies as restricted in some locations
- Unmade kerbing and informal verges without footpaths



Figure 23: Example of housing in high side of road. Belair



Figure 24: Large front setbacks and strong landscape character. Belair



Figure 25: Dwellings on low side of steep embankment. Separated carport and driveway follows land form.



Figure 26: Strong landscape setting. Large setbacks. Earthworks battered and vegetated.



Figure 27: Two storey housing forms and balconies make most of views across valleys.



Figure 28: Split level designs work with land form. Houses angled according to slope and views. Earthworks screened with vegetation.

The findings at the time were intended to focus discussion on key areas and stimulate discussion within Council and the community through the consultation process, which ultimately provided direction in progressing these locations.

Community Engagement was undertaken in 2018 for feedback from the community regarding the further identified Special Residential Character Areas and whether it is felt that those identified within the Spatial Vision were in the right locations. Community feedback did not raise concerns about the areas identified and the elements specifically suggested as representing those important character attributes.

3.2 Investigations undertaken to inform this DPA

3.2.1 What is Special Residential Character?

Understanding what is meant by special residential character is important in informing the investigations and recommended outcomes. Often, character is misinterpreted as heritage, yet they are two very different concepts and within the SA Planning system come with different policy and legislative controls. The Department of Planning, Transport and Infrastructure (2019) defines character as:

The combination of the particular attributes, characteristics, and qualities of a place. Attributes of an area (physical, visual and facilities) that for consistent key elements and patterns, and its distinctive 'look and feel'.
(emphasis added)

Of particular importance in determining special residential character is the interplay between buildings, structures and the spaces around them. It is this interplay, and consistency in patterns, that is essential in establishing character.

All locations have character and what makes up this character can vary significantly, along with the value placed on it within the community. Whilst special residential character is commonly associated with locations that were established in the pre and interwar periods, largely due to the values placed on the housing stock, there are other elements that make up this special residential character, as well as other locations which are considered special and of value to the community. Importantly, these need to be unique and different to the majority of established and new residential neighbourhoods.

Council has previously sought community feedback on this through the Spatial Vision engagement process, which has resolved the areas identified and forming part of this DPA.

Importantly, in considering special residential character, Council has been cognisant of the desire for the identified locations to be “unique” to the City of Mitcham and metropolitan more broadly. In this context, whilst there may be some similarities for some of the affected areas in question to other locations within metropolitan Adelaide, the locations are considered to be unique within the City of Mitcham, and

demonstrate special residential character attributes beyond the majority of established neighbourhoods across Adelaide, particularly middle ring suburbs and hills / foothills suburbs.

3.2.2 The difference between Heritage and Character

It is important to understand that character is different to heritage and this is why locations and elements are treated differently within the legislation. Below is a summary of the differences:

Heritage	Character
<ul style="list-style-type: none">▪ Focused on how a place represents history▪ Can be one off▪ Embodied in the fabric and setting of the place	<ul style="list-style-type: none">▪ Interrelationships between building and spaces▪ Focused on consistency and patterns
Planning controls: <ul style="list-style-type: none">▪ Demolition prevention (preservation)▪ Policy requires retention and careful treatment of fabric of places▪ Consideration of setting and visibility to place	Planning controls: <ul style="list-style-type: none">▪ Do not prevent demolition of specific buildings▪ Policy seeks reflection of patterns and attributes▪ About management not preservation

Therefore, this investigation does not seek to “conserve” the areas affected, and prevent development from occurring. Rather, it seeks to understand and identify what is important in reflecting and maintaining when development does occur that complements the established character.

Importantly, the policy responses therefore also reflect this different approach.

3.2.3 Ground-truthing of Previous Investigations

The investigations sought to utilise the previous work prepared by Council in determining the nine specific potential Special Residential Character Areas for further review and refinement. Ground-truthing of this work was undertaken to:

- understand what changes have occurred within the areas since they were originally identified (particularly those locations identified as part of the 2009 investigations) through recent development approvals;
- review the recommended areas, extents and specific characteristics previously identified having regard to contemporary approaches and meaning of what is character, and particularly “special residential character”; and
- better articulating the identified attributes of importance within a policy setting.

Review of Development Approvals

A review of development approvals that have been granted since 2009 has been undertaken for the areas affected by the DPA, along with a review of applications approved since 2018 for the more recently identified hills areas. Overall, of the more significant applications (minor verandahs and outbuilding applications were excluded), the following was identified:

- 10 developments within Cumberland Park – mostly in the form of newly constructed single storey detached dwellings
- 13 developments within Westbourne Park – mostly in the form of infill housing, specifically single storey semi-detached and detached dwellings
- 32 developments within Hawthorn – mostly in the form of newly constructed single storey detached dwellings
- 18 developments within Eden Hills – mostly in the form of single and two storey detached dwellings
- 6 developments within Springfield – mostly in the form of multi-level dwellings
- 12 developments within Belair – mostly in the form of upper storey additions and the construction of single and two storey dwellings
- 6 developments within Coromandel Valley – mostly in the form of single and two storey detached dwellings
- 29 developments within Blackwood – mostly in the form of single and two storey detached dwellings and upper storey additions

Further inspection on the ground identified that a number of the approvals have been constructed and, in some cases, resulted in design elements that were contrary to the established character of importance to the identified locations. Common design issues included:

- Double garaging and how it dominated the appearance of sites (also attributed to the accompaniment of double driveways)
- Use of parapets and flat roofed structures within new dwellings
- Second storey elements clearly visible from the street frontage
- Use of bright and light colours in materials for dwellings

It is important to note that this is not suggesting that the resultant development was of poor design or appearance, but rather that the design did not respond appropriately to the context of its setting. Contextual design is important in ensuring appropriate management of character areas and the reason why additional policy support is needed.

Importantly, recent development alone, has not changed character or recommended extents of the previously identified character areas.

Implications for policy

- Policy response should include direction on management of garaging where this is a sensitive character attribute.
- Policy should address building height and single storey appearance from the streetscape where this is appropriate for the character area.
- Policy should ensure architectural styles align to the important character attributes and articulate elements that do not.
- Policy should consider materials and colours where this is important to the character of a specific location.

Review of consistency and patterns worthy of inclusion

Visits to the extent of the areas subject to the investigations was undertaken to effectively “test” the desktop assessment criteria applied in 2009 and later 2018 high level analysis. The visits also were an opportunity to check boundaries identified, understand whether new development has had impacts on either the extent of the area that should be considered, or specific attributes for protection.

The analysis found that, the 2009 assessments for Cumberland Park, Westbourne Park, Springfield and Eden Valley all remain valid and worthy of recommendation as a Special Residential Character area.

Further analysis of allotment sizes and consistency was also undertaken for the Hills areas identified by Council, to align with the 2009 assessments undertaken. Note that site frontage data was unavailable, and the building era and house type data was unlikely to be of assistance as most of the Hills areas did not contain much pre-1940's housing. The analysis of the allotment data (see Figures within Appendix C) demonstrates that these locations contain significant proportions (over 80% and 100% in some cases) of large allotments (over 850sqm), reflective of the sloping land forms, and support the sense of spaciousness found within these locations.

Similarly, the assessment found that the identified areas of Coromandel Valley, Belair and Blackwood also demonstrated sufficient consistency and cohesion to warrant Special Residential Character Area status.

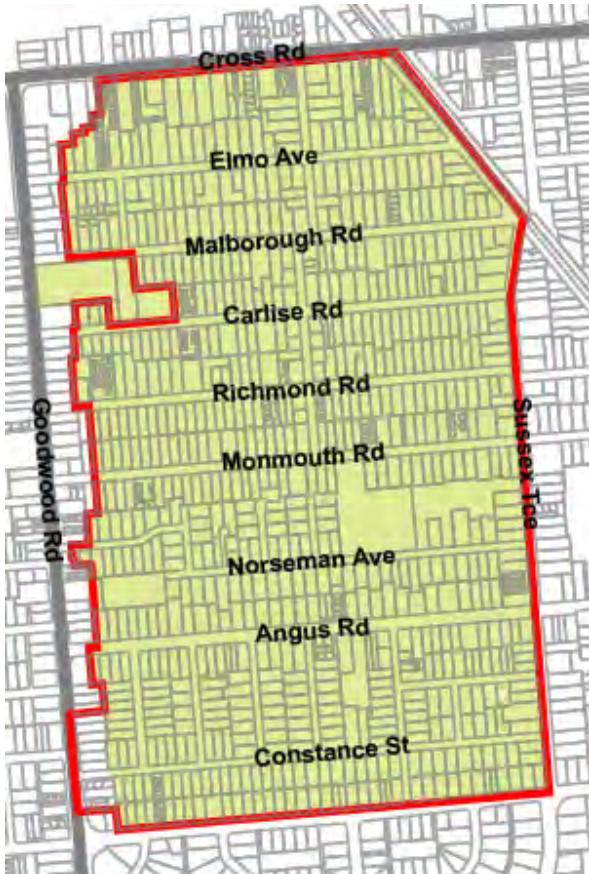
In the process of ground truthing and investigations work the following amendments have been made to the general boundaries of the Special Residential Character Areas identified in Council's Spatial Vision:

Special Residential Character Areas DPA

City of Mitcham

Analysis

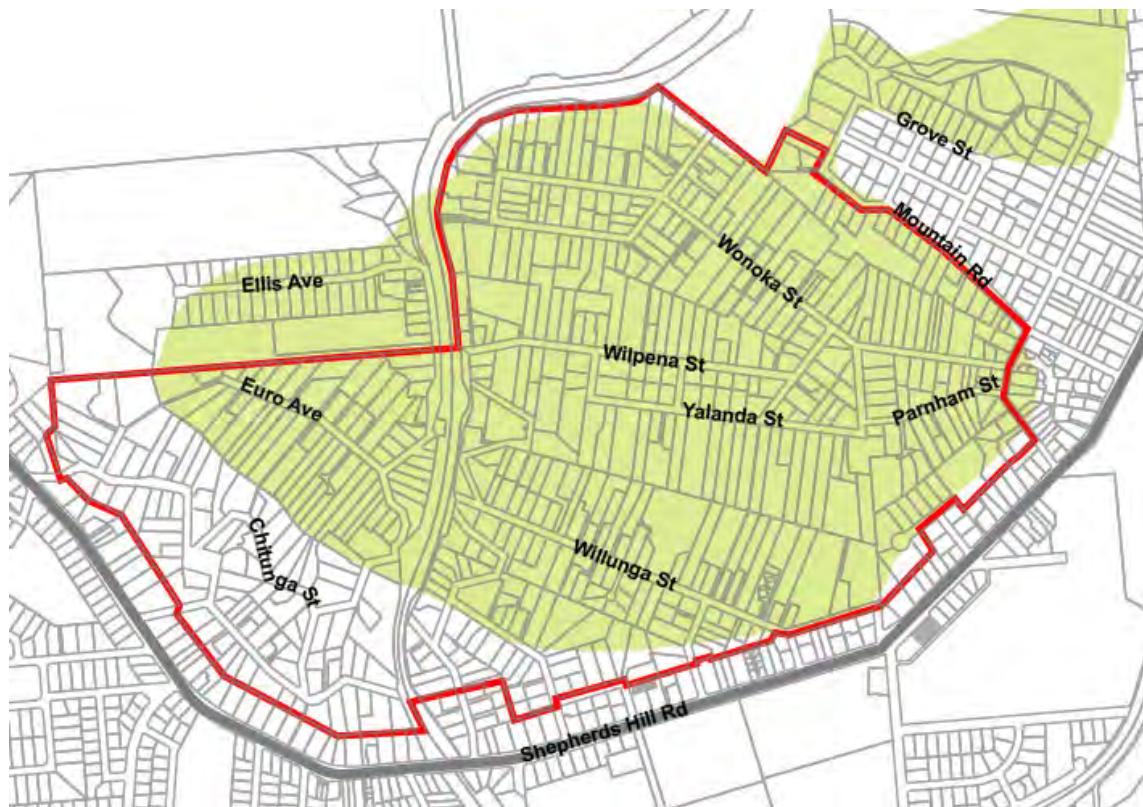
- Westbourne Park – removal of the Westbourne Park Primary School due to its conversion into the Community Zone as part of the Growth Precincts DPA.



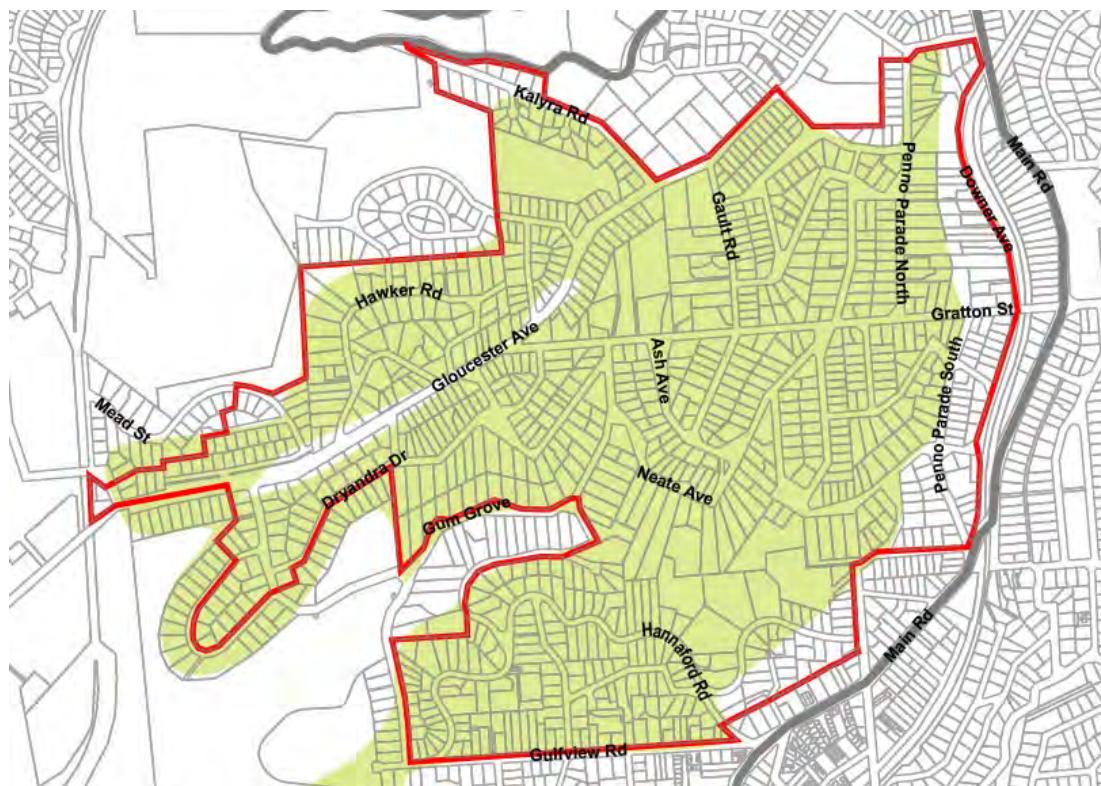
- Hawthorn – removal of south-eastern corner and north-eastern corner (Walford Parks Playing Fields) as a result of rezoning from the Growth Precincts DPA.



- Eden Hills – extension further west across the rail line (Chittunga Street and Murtuo Road) as these locations show consistent attributes to those of the remainder of the area.



- Blackwood – extension of areas east to cover Penna Road South to the rail line which showed a consistent character to the remainder of the area.



**Special Residential Character Areas DPA
City of Mitcham
Analysis**

- Coromandel Valley – extension of areas west to cover both sides of Jackson Avenue and Coromandel Parade which showed a consistent character to the remainder of the area



However, two locations were identified as not providing sufficient consistency and patterns to warrant recommending for Special Residential Character Areas. These were Mitcham and Brownhill Creek.

It should be noted that this decision does not suggest that these locations do not have character or an attractive amenity to them. It is just that they do not demonstrate the sufficient consistency and uniqueness compared to the other locations. This is detailed further below:

Mitcham (does not provide sufficient consistency and patterns to warrant inclusion in this DPA)

- No consistency in building styles or forms, ranging from modest single storey dwellings of a contemporary design and villas, through to large two storey forms. Not a defining feature of the location.
- No consistency in building appearance materiality or finishes, reflective of the variety of eras within this location.
- Generally wider frontages and larger lots than typical, but this alone does not translate into a distinctive character or look and feel to this location above others nearby. Some pockets had narrower allotment width, which undermined a sense of spaciousness.
- No consistency in front setback within the street with some dwellings positioned close to the street (5m) whilst others are positioned well back from the street
- No consistency in side setbacks, reflective of some diversity in lot frontage within some pockets, but also occurs on the larger frontages with some dwellings positioned across the site. As result the location lacks the rhythm typically found within Special Residential Character Areas.
- No consistency in address to street, recognising that this is not a traditional grid allotment pattern.
- No consistency in fencing treatments across the location, and therefore not being an attribute of significance to this location. Taller fencing does restrict views to some dwellings, particularly on the low side of streets.
- No distinct strong landscape character to the public realm to tie the precinct together (a key point of difference to this location from Springfield for example).

Brownhill Creek (does not provide sufficient consistency and patterns to warrant inclusion in this DPA)

It should be noted that a portion of the area identified for this corridor lies within the Hawthorn Special Residential Character Area. As such, a level of coverage is likely to be provided to part of the Brownhill Creek corridor. The focus for the additional assessment on this basis has therefore occurred within the corridor east of the Mitcham Shopping Centre, through to the foothills. The ground-truthing confirmed:

- Little consistency in streetscape character along the length of the eastern portion of the suggested area. Lot sizes, frontage widths, dwelling forms, styles and setback ranges vary considerably. Some locations are provided within a spacious setting that integrates the creek channel, however these are very few along the entire corridor, which is otherwise representative of traditional suburban residential development.
- A common attribute previously identified is the large rear setbacks for where creek runs through rear of properties, however the setbacks were not considered to be of any considerable difference to neighbouring locations. In addition, the creek channel is not consistent in its route through properties and also runs to the site and in a few cases front of properties.
- The presence of trees (mostly Eucalypt and some exotic) and vegetation is the most obvious characteristic of this location. However, this is not always visible and obvious from streetscapes. While large vegetation is visible behind dwellings within the streetscape in some locations, this is not consistent throughout the corridor and marks as a significant difference in appearance to streets and properties.
- The presence of watercourses and associated vegetation through residential areas is not a unique circumstance for Adelaide.

With the emphasis on visual attractiveness reliant heavily on the mature vegetation along the corridor, it is considered that the existing Regulated Tree controls provide a more appropriate policy tool in managing this location, instead of the introduction of a Character Area where allotment pattern, sizes, setbacks and built form are not defining features to the visual appearance.

Implications for policy

Create Special Residential Character Areas in the following locations, as amended in extent:

- Cumberland Park
- Westbourne Park
- Hawthorn
- Springfield
- Eden Hills
- Belair
- Blackwood
- Coromandel Valley

Clarification of the attributes of importance and areas of consistency

In reviewing the characteristics of the locations identified, it is clear that there are similarities between the locations which would facilitate consistent treatment within a policy context. This can be summarised as follows:

Plains areas – Cumberland Park, Westbourne Park and Hawthorn

- Established traditional grid neighbourhoods, with a high presence of pre 1940s housing stock
- Intact pattern of setbacks and spacings between buildings
- Single storey appearance (second storey typically within roof space or to rear)
- Prominence of gables and verandahs which are reflective of the building types in these areas
- Garaging is a minor element in frontage and subordinate to the main dwelling. Typically garaging is situated to the side of dwellings and setback behind the front building line
- Building materials consist of brick, stone and masonry walls and metal or tile roofs
- Low and open fencing styles consisting of timber, wire, stone and brick materials or hedges
- Minor areas for driveways (single width at boundary)
- Roof forms consist of gabled, hipped and dutch gable
- Important contribution of front yards, landscaping and street trees to overall character of these locations.

Implication for policy

- Encourage the use of gables, verandahs, bay windows, porticos and awnings to add interest and depth to facades. Contemporary interpretations of important architectural and building elements of the original building stock is also encouraged.
- Encourage single width driveways that are aligned to a side boundary and allow generous landscaped spaces in front yards
- Retention of existing street trees
- Limit parapets and flat roofs
- Limit visible second storey elements
- Maintain intact pattern of setbacks and spacings between dwellings
- Maintain strong front garden landscaping
- Limit the use of monochromatic materials and finishes within facades
- Discourage high, solid fencing except where positioned along an arterial road

Hills areas – Eden Hills, Blackwood, Belair and Coromandel Valley

- Variations in land forms, including some steeply sloping locations, curvilinear road patterns and irregular shaped allotments
- Low density spacious setting with detached dwellings (very few other housing types)
- Less emphasis on quality and style of housing stock, but more emphasis on a sense of spaciousness due to site coverage, front and side setbacks
- Mostly simple housing forms that are single and two storeys in nature (including split level) responding to land form
- Strong landscape character attributes from extensive retention of native vegetation on sites, between buildings and within informal road verge

- Low profile roof forms and pitches
- No presence of front fencing and in cases where front fencing is present, it retains a low open form
- Slope informs dwelling orientation and height relative to the street
- Driveways wind with slope to limit intrusiveness in the streetscape and landscaped character
- Building materials are predominantly dark earthy tones such as red and brown brick, stone and timber paneling and prevail over lighter colours
- Garaging to side and front of dwelling in an undercroft or standalone simple open structure
- Retaining walls are screened or are natural in form and do not dominate views.

Implication for policy

- Emphasise low density and detached dwelling primacy
- Limit further intensification of density and other dwelling forms to selected locations, based on previous case law interpretation
- Ensure development responds to land form and does so in a way that blends with landscape character (retaining, vegetation and minimising cutting and filling)
- Support garaging that is separate and forward of the dwelling where larger slope applies.
- Discourage light coloured building materials that are contrary to the established character

Springfield

- Large allotments and frontage widths provides sense of spaciousness
- Large front and side setbacks
- Diversity in housing stock and styles, although mostly large mansions, provides for large buildings to be established
- Strong landscape character principally within street frontages (formal) and within the road verges (informal), including mature trees
- Garaging is typically in an undercroft format for double / multi-storey buildings, or as a separate structure to side or rear, but does not form a dominant element of streetscape frontages
- Visible retaining walls to street frontages on high side of street, typically stone or rendered in material, with raised front gardens above
- Unique attributes that make it stand alone amongst the other locations.

Implication for policy

- Warrants a standalone policy response given uniqueness and diversity from other locations
- Single to two-storey dwellings are envisaged, however facilitate three storey dwellings where split level design is incorporated or cut into the slope of the land form
- Maintain large dimensions of setbacks and spacings between dwellings
- Maintain strong front garden formal landscaping
- Placement of buildings on land respond to the sense of scale and setting in this location, particularly in the retention of mature trees

Approach to densities and housing forms.

There has been a deliberate approach to not seek to alter the densities envisaged within the affected areas. The purpose of this DPA is to articulate the important character attributes, to better manage development, not to prevent or facilitate additional development opportunities. Generally, densities in the affected areas are low and this forms part of the character of these locations. The current density controls in place have maintained this, and it is not considered necessary to vary this position. However, there is a need to further clarify the dwelling types which would better align with the important established character attributes of these locations. This is in part a need to reflect the predominant housing and building forms on the ground (detached dwellings), but also balance this with a strategic policy need to maintain opportunities for sensitive infill development. In this regard, there is a clear consistency across all of the affected areas that both residential flat building and row dwellings are housing forms that would be too much of a departure from the established character of these locations. As such they should not be encouraged.

Additional policy support is needed for the Hills Residential Character Areas, where slope, infrastructure limitations and bushfire risk also point to reducing significant increases in population. This is supported by Case Law interpretation of existing policy and contradictions within the Residential Hills zone. There are still opportunities where this can occur, however these can be better articulated to those limited locations.

Implications for policy

- Discourage residential flat buildings and row dwellings across the affected areas
- Clarify limited circumstances in which housing forms other than detached dwellings are appropriate in the Hills Residential Character Area.

3.2.4 Assessment of Potential Replacement Zone

The assessment of the zone policy has had regard to both the current Development Plan Zone's in place, along with those available within the SA Planning Policy. Regard has also been had to ensuring that the amendments proposed can be suitably transitioned across into the Planning and Design Code soon to be implemented for the urban areas of South Australia.

Whilst there is reasonable policy coverage within the existing zones for elements of the character attributes of value across the different areas, including envisaged densities, there is also reliance on Council-wide policy which is likely to be lost in the transition to the Code. In addition, the transition of the existing zones is not expected to occur in a way which would provide appropriate character policy support in place within the Code.

The SA Planning Policy Library contains a Zone specifically prepared for character areas such as those identified in this DPA. The Residential Character Zone is considered appropriate because it:

- Is tailored to provide additional character support and will transition across within the Planning and Design Code as a Character Overlay
- Supports the creation of specific desired character statements for the identified locations which can differ from those of the existing zones in order to better protect and be tailored to the character areas. These will then be able to be transitioned as Character Statements applied by the Character Overlay within the Planning and Design Code (which is will not be afforded to the current zones)
- Contains policy which supports contextual development outcomes through the design of development including:
 - Single storey form
 - Height, scale and proportions of buildings
 - Ensuring increased densities retain building and front yard appearance of original buildings
 - Garaging
 - Fencing and front yard treatments

Notwithstanding this, there are some gaps in policy for the range of specific which attributes identified in the investigations which will require local addition policy insertion.

In addition, there is some core policy within the SAPPL Module which is considered inappropriate for the affected areas of this DPA. These relate to:

- the listing of a range of selected non-residential land uses (such as schools, child care centres, consulting rooms, offices and shops) as envisaged uses in the zone.
- provision of affordable housing

The affected areas are largely devoid of non-residential land uses, and, aside from the arterial roads, are arguably inappropriate for such uses which would likely impact on both character and amenity of these locations.

Whilst the provision of affordable housing is a strategic goal across the city, it is highly unlikely to be a deliverable within the affected areas. This is because these locations are currently positioned at high price points within the market, and well beyond what is defined as affordable housing. Significant factors in this include:

- the amenity attracted by the character of these locations
- the size of the allotments and
- the size of the dwellings (particularly in the case of Springfield).

The housing typologies appropriate within the identified Special Residential Character Areas are unlikely to be able to address these issues in their provision.

It should also be noted that Council has sought to provide for affordable housing within the identified growth areas of the City as part of the recently approved Growth Areas DPA.

Implications for Policy

- Adopt the Residential Character Zone from the SAPPL as the zone for the Special Residential Character Areas.
- Implement Policy Area and Precincts to delineate the different character attributes across the areas identified and reflect current minimum allotment sizes across the different areas.
- Apply local addition policy where policy gaps within the zone apply.

3.2.5 Review of Procedural Matters

As much as possible, the DPA is not intending to revise procedural matters that apply consistently across the Council's Residential Zones. This is particularly the case as it relates to the notification of applications as Category 2 development.

However, with the transition of the affected areas into the new zone, there is a need to ensure that there is an appropriate level of assessment undertaken for development within these locations. Existing complying development conditions and criteria do not sufficiently address the level of design consideration required for these locations. As such, all forms of development, other than those identified within Schedule 9 of the Development Regulations, and Domestic outbuildings that achieve the conditions set out within Table Mit/1 of the Development Plan should be assessed on their merits.

Similarly, the SA Planning Policy Library's approach to non-complying development is to only list those forms of development that are completely contrary to the objectives of the zone and likely to be considered as a development option in the zone's location (for example farming does not need to be listed as it is not likely to be proposed on a single residential allotment). As a result, the Residential Character Zone lists significantly fewer forms of development than the current suite of Residential Zones in Council's Development Plan. In reviewing those that currently apply against the lists within the Residential Character Zone, the following were identified as worthy of listing as local additions:

- Educational establishment – while these are typically appropriate within Residential zones, for the affected area, there are currently no educational establishments and the establishment of new educational establishments is considered to be contrary to the established character attributes sought to be managed as part of the DPA.
- Residential flat building – typically appropriate within residential zones, and also a form of housing considered within the Residential (Central Plains) Zone. However, the forms of development outcomes and building formats likely to be achieved from these housing typologies are once again contrary to the established character traits of the affected area.
- Row dwelling – typically appropriate within residential zones, and also a form of housing considered within the Residential (Central Plains) Zone. However, the forms of development outcomes and building formats likely to be achieved from these housing typologies are once again contrary to the established character traits of the affected area (width of development and impacts of garaging and driveways on streetscape).

In addition to the above, the 50 square metre limitations that exist within the Residential zones for Consulting Rooms, offices and Shops have been brought across as local additions into the Core Residential Character Zone's non-complying table.

Implications for Policy

- Limit complying development to domestic outbuildings within the Residential Character Zone.
- Introduce education establishment, row dwelling and residential flat building as local addition non-complying forms of development.
- Bring across the existing Category 1 and Category 2 criteria from the existing Residential zones into the Residential Character Zone.

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

- Rezoning those parts of the affected area of this DPA from the existing Residential (Central Plains), Residential (East Plains) or Residential (Hills) Zones into the Residential Character Zone
- Introducing a suite of Desired Character Statements and policies specific to three Policy Areas being:
 - Plains Character Policy Area 22 (covering Cumberland Park, Westbourne Park and Hawthorn)
 - Springfield Policy Area 23
 - Hills Character Policy Area 24 (covering Eden Hills, Blackwood, Belair and Coromandel Valley)
- Introducing Precincts within the Plains Character Policy Area for three areas being:
 - Precinct 1 Cumberland Park Character addressing specific dwelling site configuration criteria
 - Precinct 2 Westbourne Park and Hawthorn Character addressing specific dwelling site configuration criteria
- Policies within new zone and Policy Areas covering:
 - Dwelling types desired
 - Minimum lot sizes and frontages
 - Setbacks
 - Site coverage
 - Garaging treatments
 - Management of slope of land and landscape character and vegetation within development
- Updating and inserting mapping to reflect the zone changes and introduction of the new Precincts.

5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The affected areas for this DPA are already excluded from the Residential Code, by virtue of the 2009 assessments, and the presence of the locations within Bushfire Prone land. As such the DPA has no impact on the Residential Code, nor requires any changes to the extent of the Residential Code.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in Section 2.2 of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 27 September 2019. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in section 3.2 of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA utilise the SAPPL structure and format. Whilst this is not entirely consistent with that contained within the remainder of the Development Plan, the recommended zone structure remains consistent. Policy content has had regard to the policies within other Residential Zones, particularly in regard to procedural matters, where consistency is warranted and sought.

No changes are proposed within the Metropolitan wide or Council Wide parts of the Development Plan , and as such, in the event of inconsistency in policy within the proposed Zone will take precedence, which is the intent to ensure transition across into the Planning and Design Code.

6.4 Complements the policies in the Development Plans for adjoining areas

The policies being applied within the DPA are focussed specifically and relevant to the locations identified and therefore unlikely to conflict with or contradict the policies for adjacent Council Development Plans, despite several locations abutting adjacent Council areas. The use of the Residential Character Zone from the SA Planning Policy Library ensures a consistent approach to the treatment of Character Areas within the SA Planning system (acknowledging that Unley Council is yet to adopt the SAPPL library).

Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in section 2.3.4 of this document.

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- City of Mitcham, City of Mitcham Strategic Management Plan - 2030
- City of Mitcham, City of Mitcham Strategic Management Report – 2012
- Department of Planning Transport and Infrastructure, City of Mitcham Development Plan – Consolidated 20/02/2018Department of Planning, Transport and Infrastructure, South Australian Planning Policy Library (Version 6) – 2011
- Department of Planning, transport and Infrastructure, October 2019, Draft Practice Guideline X (Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay) 2019
- SA Government, 30 Year Plan for Greater Adelaide, Update - 2017, Volume of the SA Planning Strategy

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate - Public Consultation

**CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A
DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC
CONSULTATION**

I Matthew Pears, as Chief Executive Officer of the City of Mitcham, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Mitcham and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

David Barone, MPIA
Ben Hignett, RPIA

DATED this 17th day of September 2020



MATTHEW PEARS
CHIEF EXECUTIVE OFFICER

Appendices

Appendix A – Residential Code Neighbourhood Character Area Assessments (2009)

SUMMARY**COUNCIL NAME:** CITY OF MITCHAM**ZONE:** RESIDENTIAL CENTRAL PLAINS (POLICY AREA 8)**NAME IDENTIFIER FOR AREA:** 6 - CUMBERLAND PARK AND DAW PARK**Summary rating**

- 2 1 Land Form
- 2 2 Subdivision Pattern
- 3 3 Building Stock
- 3 4 Lot Size and Frontage
- 3 5 Setbacks, Site Coverage, Open Space

Summary Statement**1 Land Form**

The area is flat with a slope of less than one degree. This slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken in the year 1913 for the northern street between Kyeema and Cumberland Avenues and 1929 for the area south of Kyeema Avenue.

2 Sub division Pattern

This area was subdivided in two parts. The northern portion containing Cumberland, Somerset and Kyeema Avenues was subdivided in 1913. The southern portion to Edwards Street was subdivided in 1929 and contains a lesser portion of the housing stock, but nonetheless represents a homogenous extension to the earlier land division. Both subdivision layouts are representative of a grid pattern along north-south and east-west axis. All street form a link between Goodwood Road (arterial) to the east and Winston Avenue (collector) to the west and then through the existing pattern of land division to South Road further to the east. The layout is further emphasised and enhanced by significant plantings of trees within the street.

3 Building Stock

The area contains a high percentage (37%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages (2%) reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor both being quite distinctive styles, make up the majority of the other inter-war styles (13%) with the remainder being 'other' (3.5%). All in all the area retains a high percentage (55%) of the original housing stock developed prior to the Second World War.

These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the street(s) greatly contributes to the character of the area.

4 Lot Size and Frontage

The original pattern of land division has remained relatively intact, The retention of the original layout is again reflected in the dominant allotment size found within the area, being in the range of 500-850sqm which represents a significant majority (89.11%) of all of the allotments found within the area. Frontages are mixed and are 41%, 44% and 15% respectively..

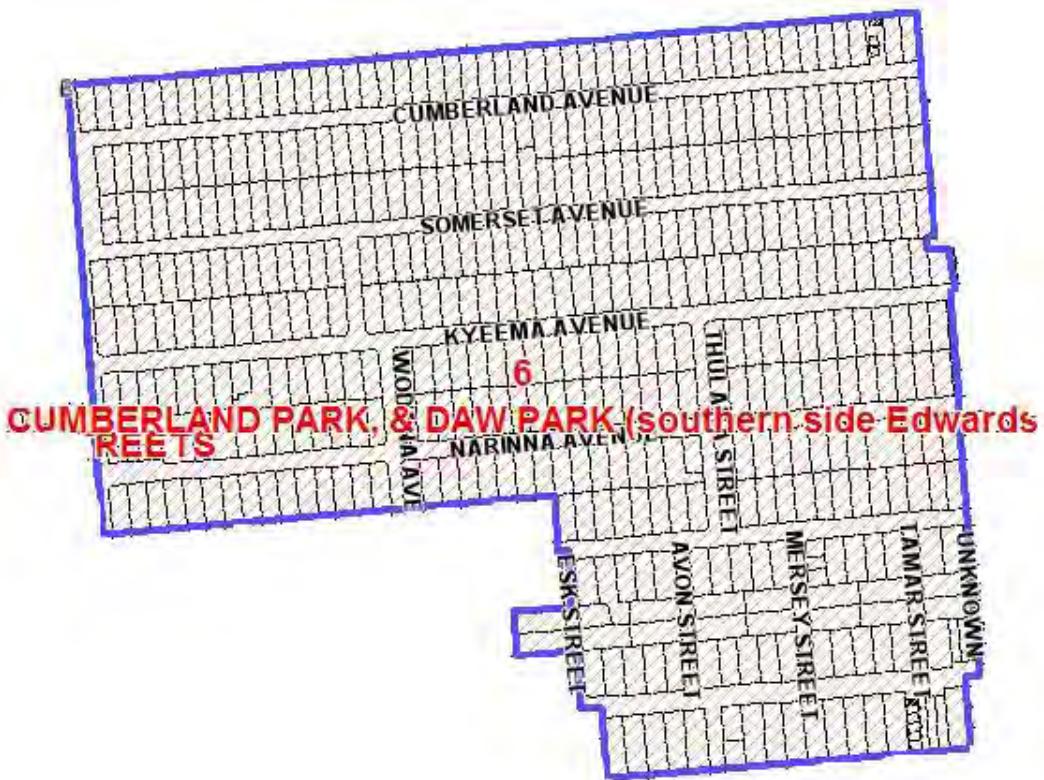
5 Setbacks, Site Coverage, Open Space

A high percentage of original building stock has been retained as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings. The Council's

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area.

Designated Area



DESK-BASED ANALYSIS

1 Land Form

Contribution to character area

Slope <1° 1°-5° 5°-10° 10°-20° >20°

- 3 Very Important
- 2 Important
- 1 Limited Importance

Explanation

The area is flat with a slope of less than one degree. This slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken in the year 1913 for the northern street between Kyeema and Cumberland Avenues and 1929 for the area south of Kyeema Avenue.

Supporting evidence

Attachment Number: 6A
 Plan Photo Other

2 Subdivision Pattern

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Pattern	<input checked="" type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input type="checkbox"/> Other
Fit to contours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No
Street types	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Other, please select: <input checked="" type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes
Predominant street width	15m
Through traffic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No

Explanation

This area was subdivided in two parts. The northern portion containing Cumberland, Somerset and Kyeema Avenues was subdivided in 1913. The southern portion to Edwards Street was subdivided in 1929 and contains a lesser portion of the housing stock, but nonetheless represents a homogenous extension to the earlier land division. Both subdivision layouts are representative of a grid pattern along north-south and east-west axis. All street form a link between Goodwood Road (arterial) to the east and Winston Avenue (collector) to the west and then through the existing pattern of land division to South Road further to the east. The layout is further emphasised and enhanced by significant plantings of trees within the street.

Supporting evidence

Attachment Number:
 Plan Photo Other

3 Building Stock

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Era	Percentage of area (approx.)
<input type="checkbox"/> 1836-1865	
<input type="checkbox"/> 1866-1895	
<input checked="" type="checkbox"/> 1896-1915	03.27
<input checked="" type="checkbox"/> 1916-1940	49.89
Style	Percentage of area (approx.)
<input type="checkbox"/> Mansion	
<input type="checkbox"/> Return verandah villa	
<input checked="" type="checkbox"/> Villa	01.74
<input checked="" type="checkbox"/> Cottage	00.65
<input type="checkbox"/> Row	
<input type="checkbox"/> Terrace	
<input checked="" type="checkbox"/> Bungalow	37.70
<input checked="" type="checkbox"/> Art Deco	07.43
<input checked="" type="checkbox"/> Tudor	05.23
<input checked="" type="checkbox"/> Other inter-war	03.49
<input type="checkbox"/> Pre-1940s converted	
<input type="checkbox"/> Present <input checked="" type="checkbox"/> Not present	

Explanation

The area contains a high percentage (37%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages (2%) reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor both being quite distinctive styles, make up the majority of the other inter-war styles (13%) with the remainder being 'other' (3.5%). All in all the area retains a high percentage (55%) of the original housing stock developed prior to the Second World War. These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the street(s) greatly contributes to the character of the area.

Supporting evidence

Attachment Number: 6B & 6C
 Plan Photo Other

4 Lot Size and Frontage

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Lot sizes	<input type="checkbox"/> <150m <input checked="" type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm
Dominant range	500-850sqm <input type="checkbox"/> Mixed

Frontages	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m
Dominant range	10-16mtrs <input checked="" type="checkbox"/> Mixed

Explanation

The original pattern of land division has remained relatively intact, The retention of the original layout is again reflected in the dominant allotment size found within the area, being in the range of 500-850sqm which represents a significant majority (89.11%) of all of the allotments found within the area. Frontages are mixed and are 41%, 44% and 15% respectively..

Supporting evidence

Attachment Number: 6D & 6E
 Plan Photo Other

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Front setback	<input type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input type="checkbox"/> >9m
Dominant range	6-7m <input type="checkbox"/> Mixed

Side setbacks	<input type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input checked="" type="checkbox"/> >2m
Dominant range	900mm - 2m <input type="checkbox"/> Mixed

Rear setback	<input type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input type="checkbox"/> >30m
Dominant range	15 - 20m <input type="checkbox"/> Mixed

Site coverage	20- 40 percent
Dominant range	30 - 40 percent <input type="checkbox"/> Mixed

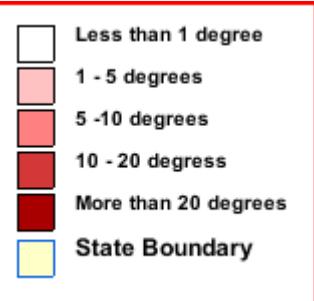
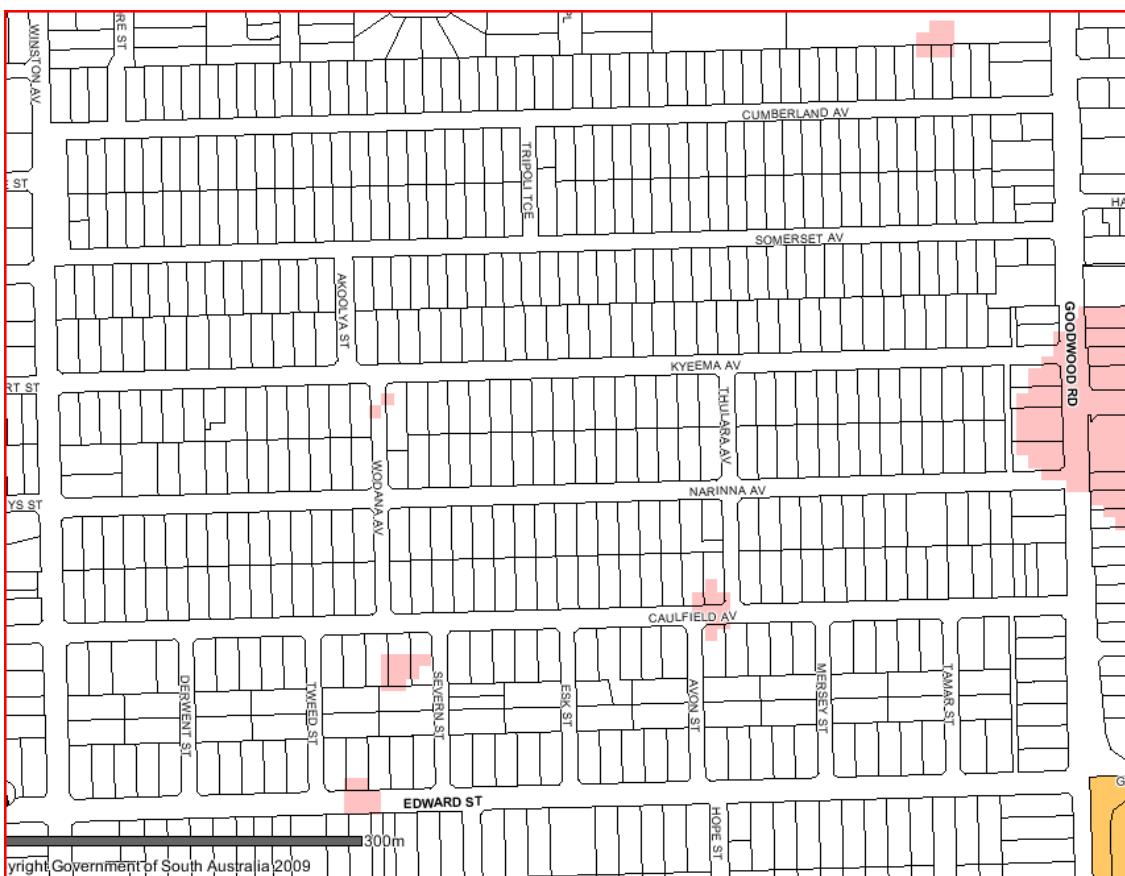
Private open space	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	100 – 120sqm - sqm 220 – 300sqm 320 - 420sqm
Dominant range	300 - 400sqm <input type="checkbox"/> Mixed	

Explanation	A high percentage of original building stock has been retained as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings. The Council's Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area.
--------------------	--

Supporting evidence	Attachment Number: 6F <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other
----------------------------	---

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 6A Slope



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

Attachment 6B Era



Era

- █ 1800 - 1865
- █ 1866 - 1895
- █ 1896 - 1915
- █ 1916 - 1940

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

Attachment 6C Building Stock

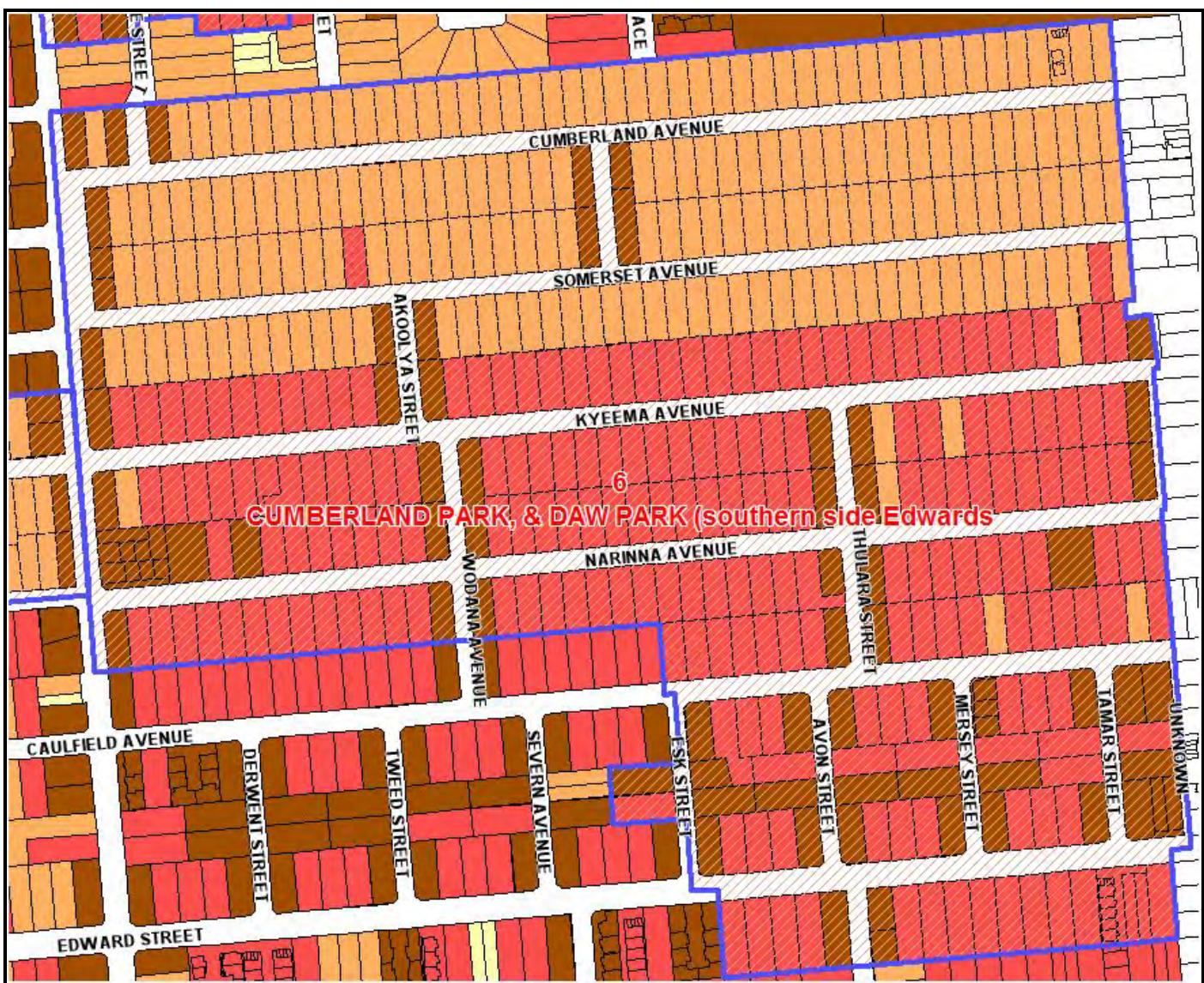


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

Attachment 6D Frontage



MTM_ATLAS_NC_Frontage by FRONTAGE

<input type="checkbox"/>	0 - 5.99	(230)
<input type="checkbox"/>	10 - 15.99	(1006)
<input type="checkbox"/>	16 - 19.99	(1545)
<input type="checkbox"/>	20 or more	(2607)
<input type="checkbox"/>	6 - 9.99	(280)

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

Attachment 6E Lot Size



LOT SIZE

- 150 - 349
- 350 - 499
- 500 - 849
- 850 or more
- Less than 150

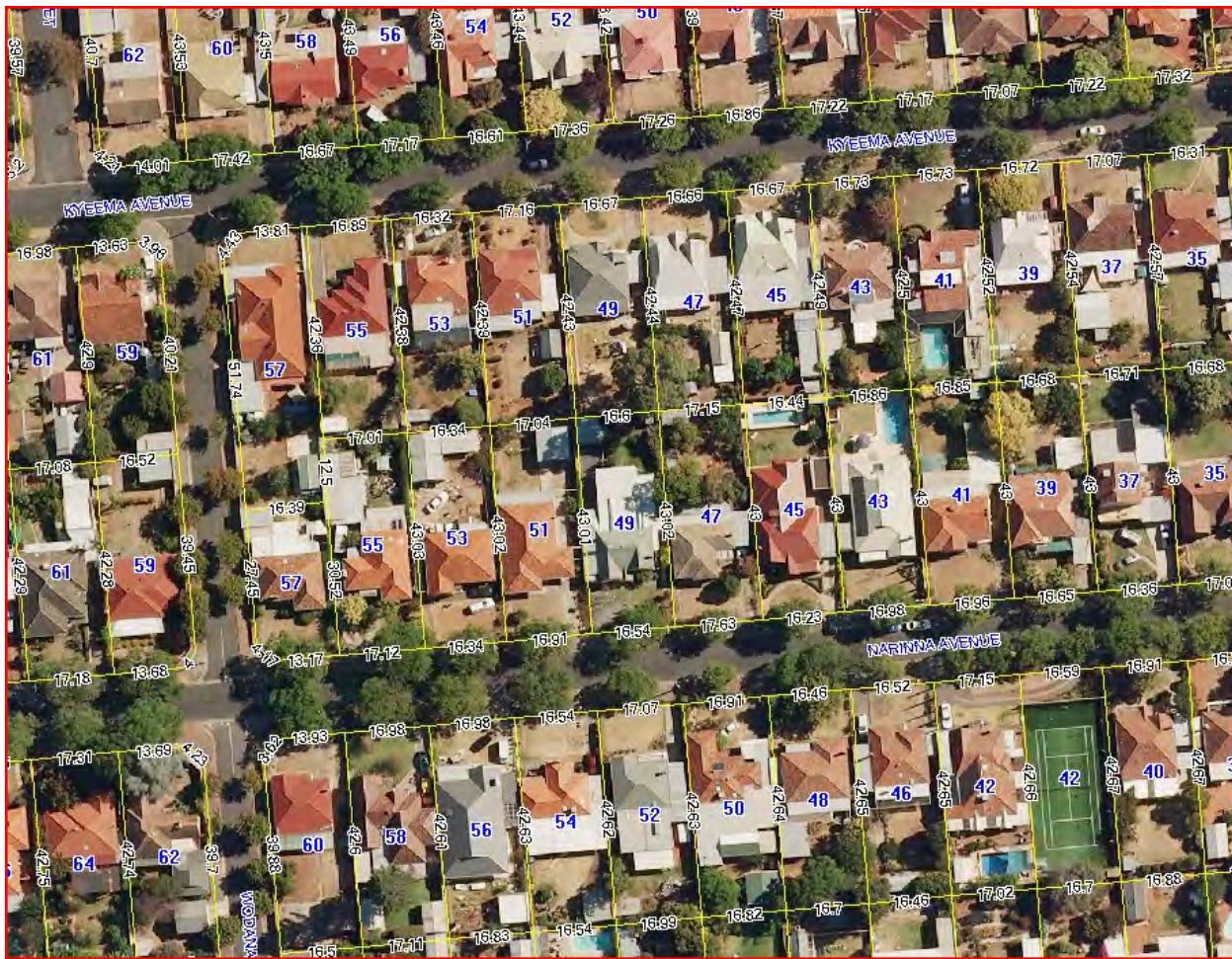
COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 6F Setbacks, Site Coverage and Private Open Space



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

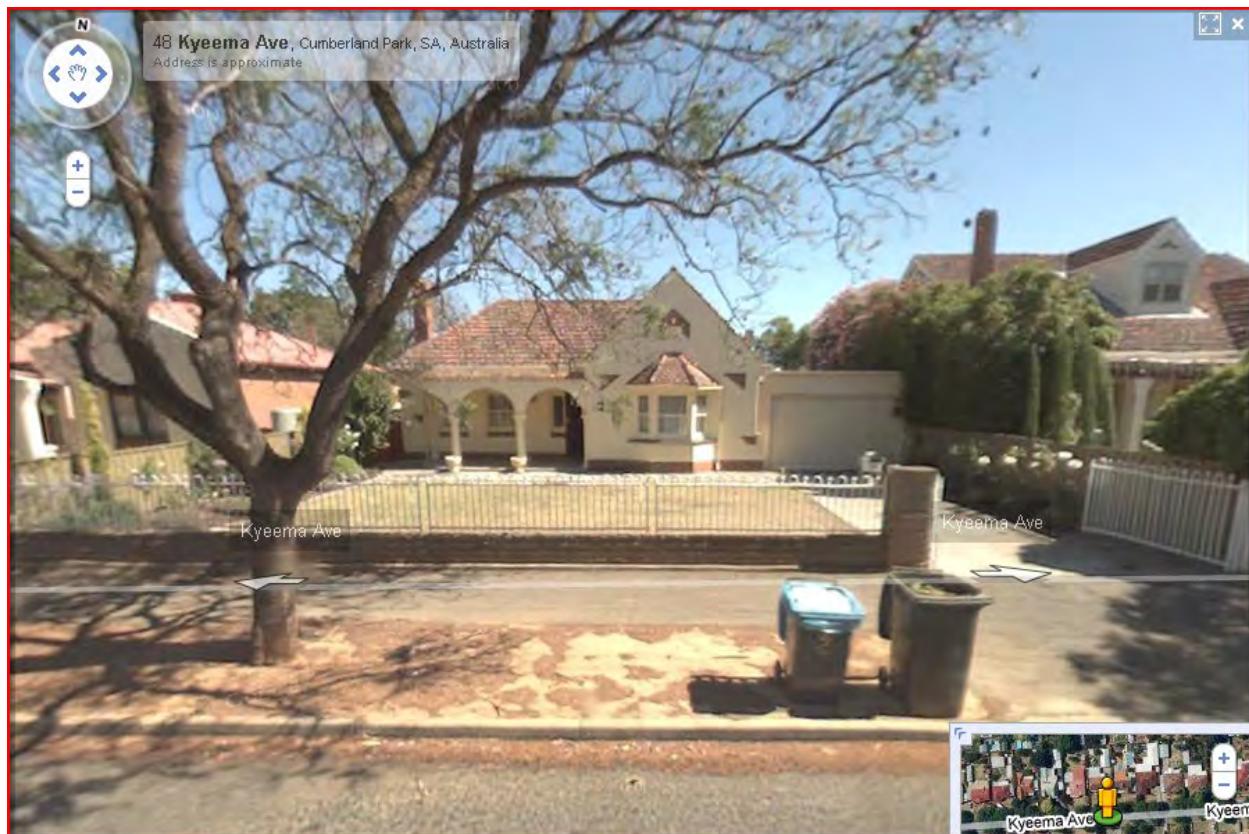
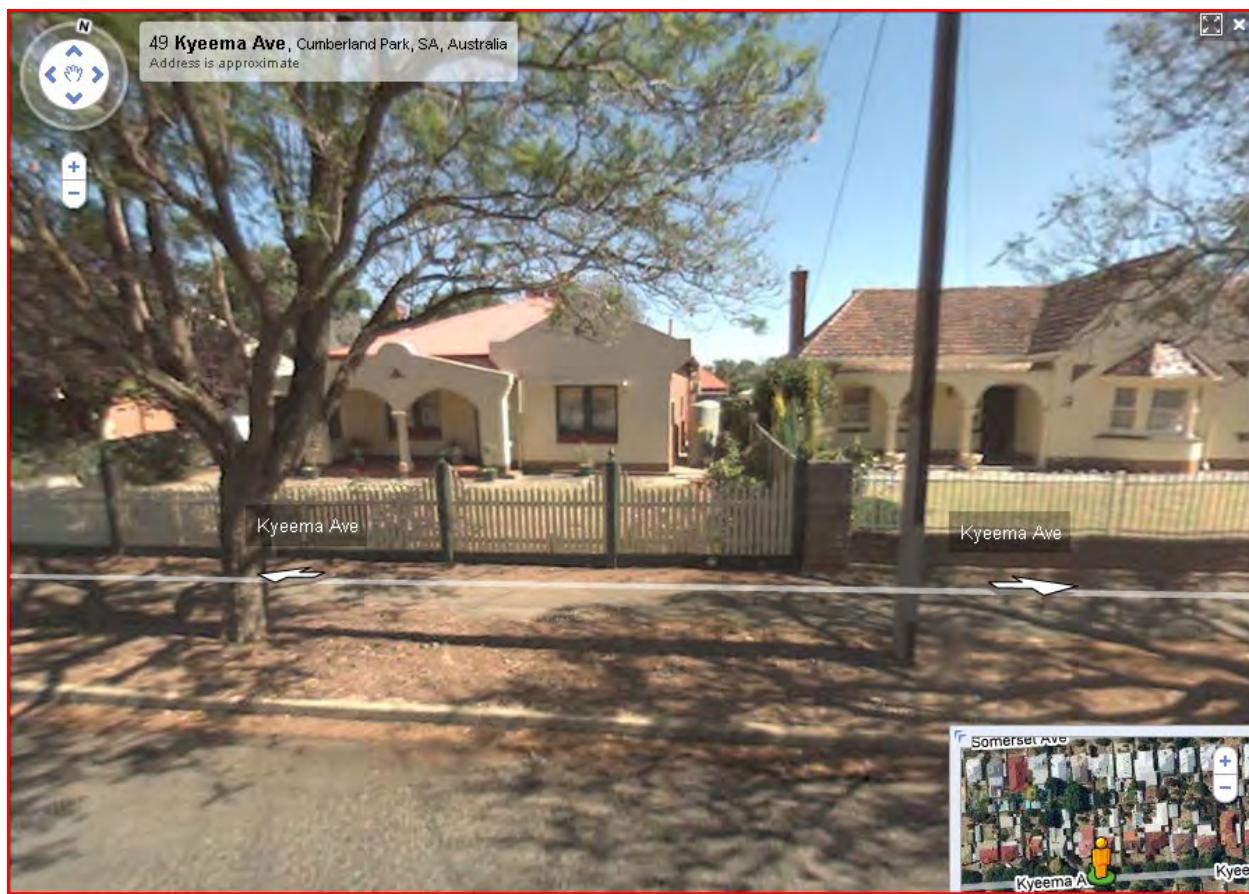


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 8)
NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 8)
NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

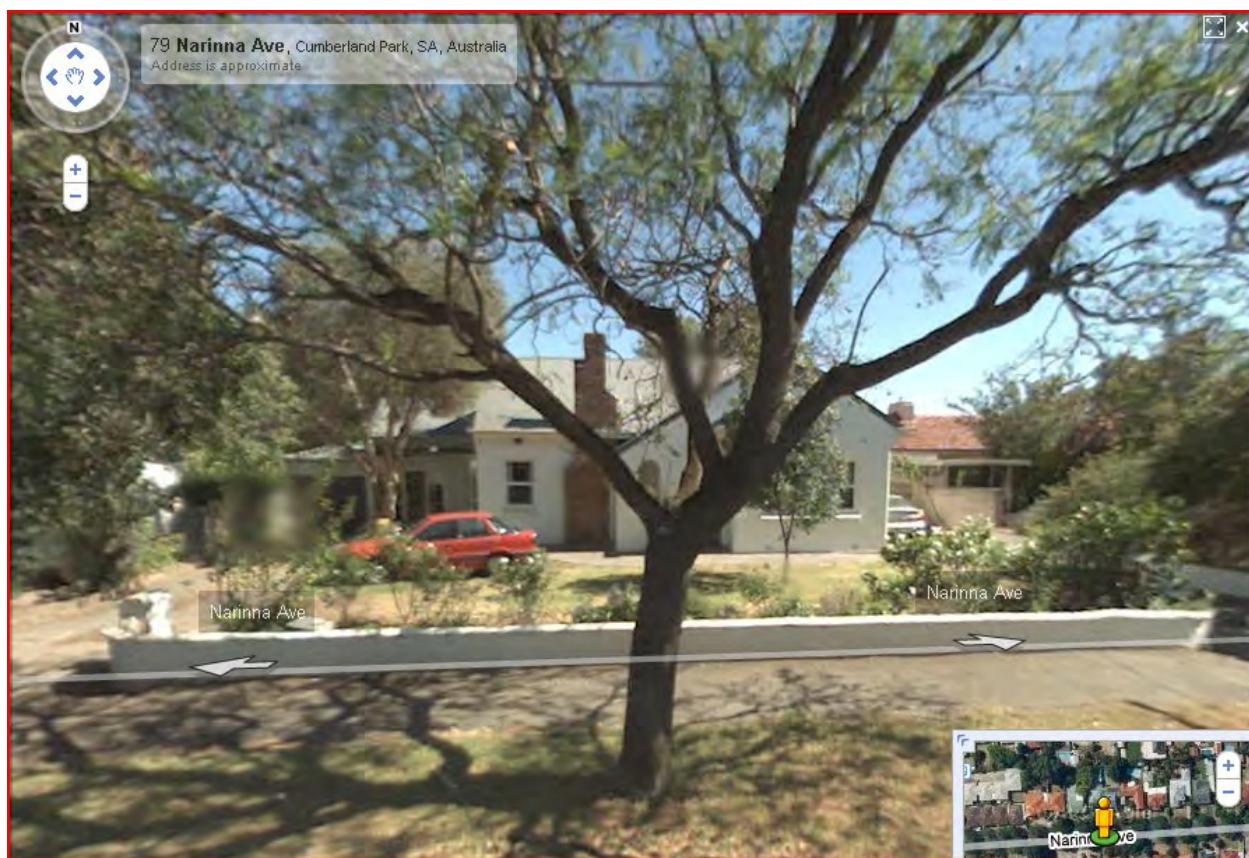


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

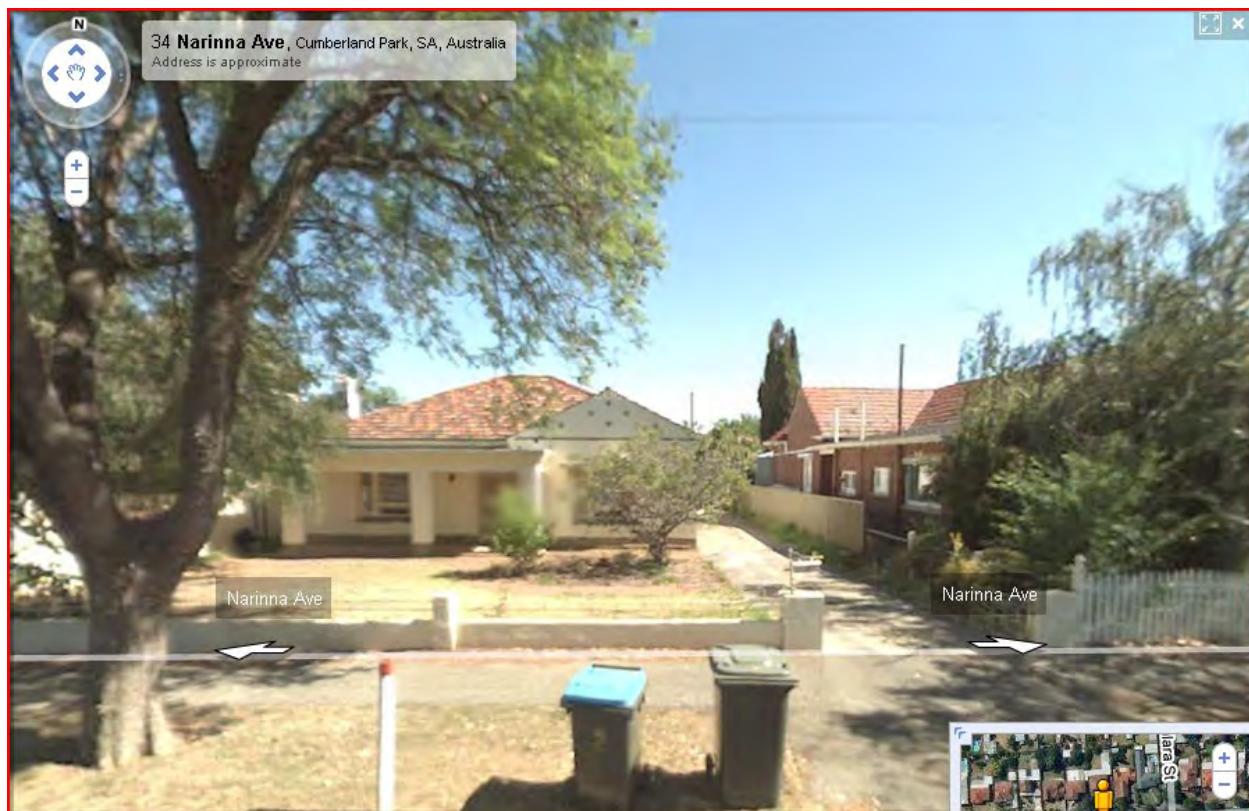


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

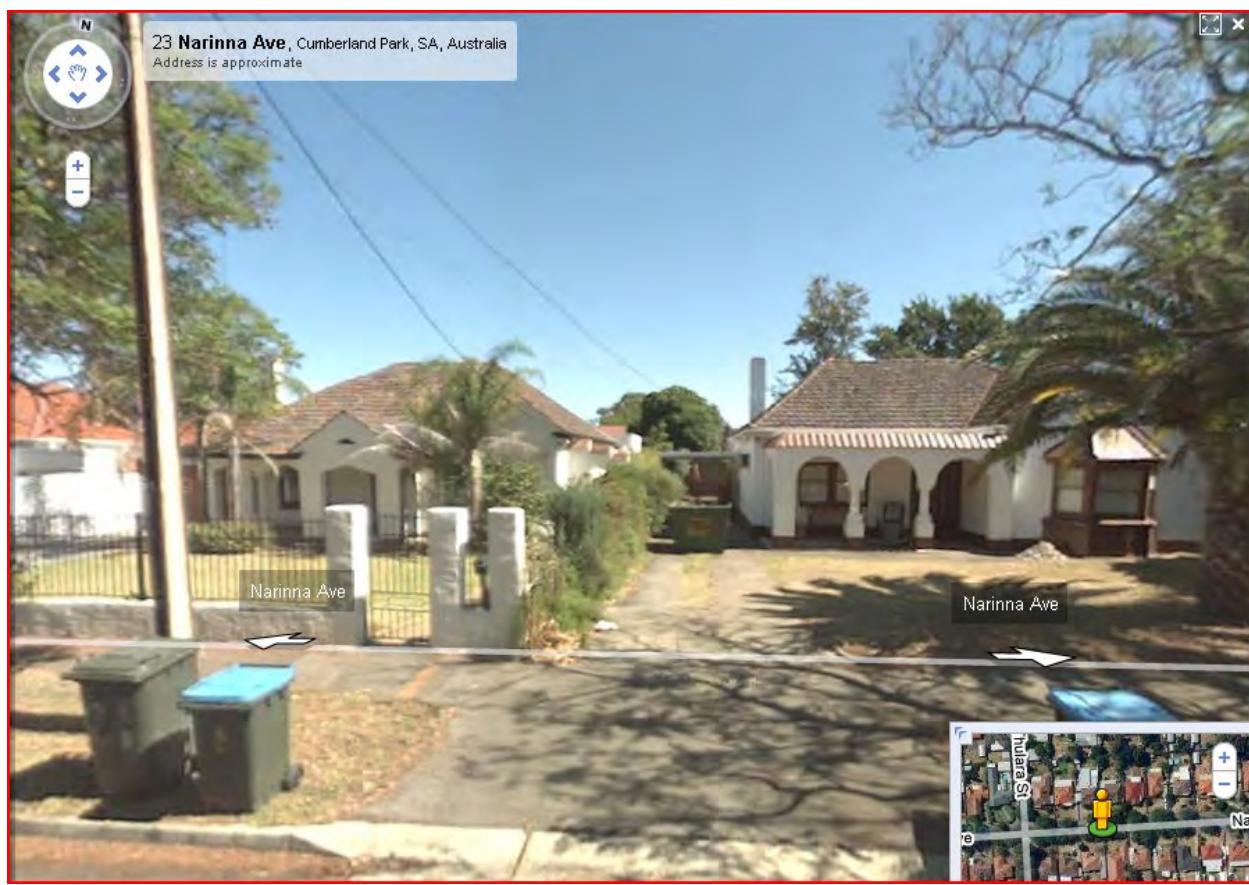


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

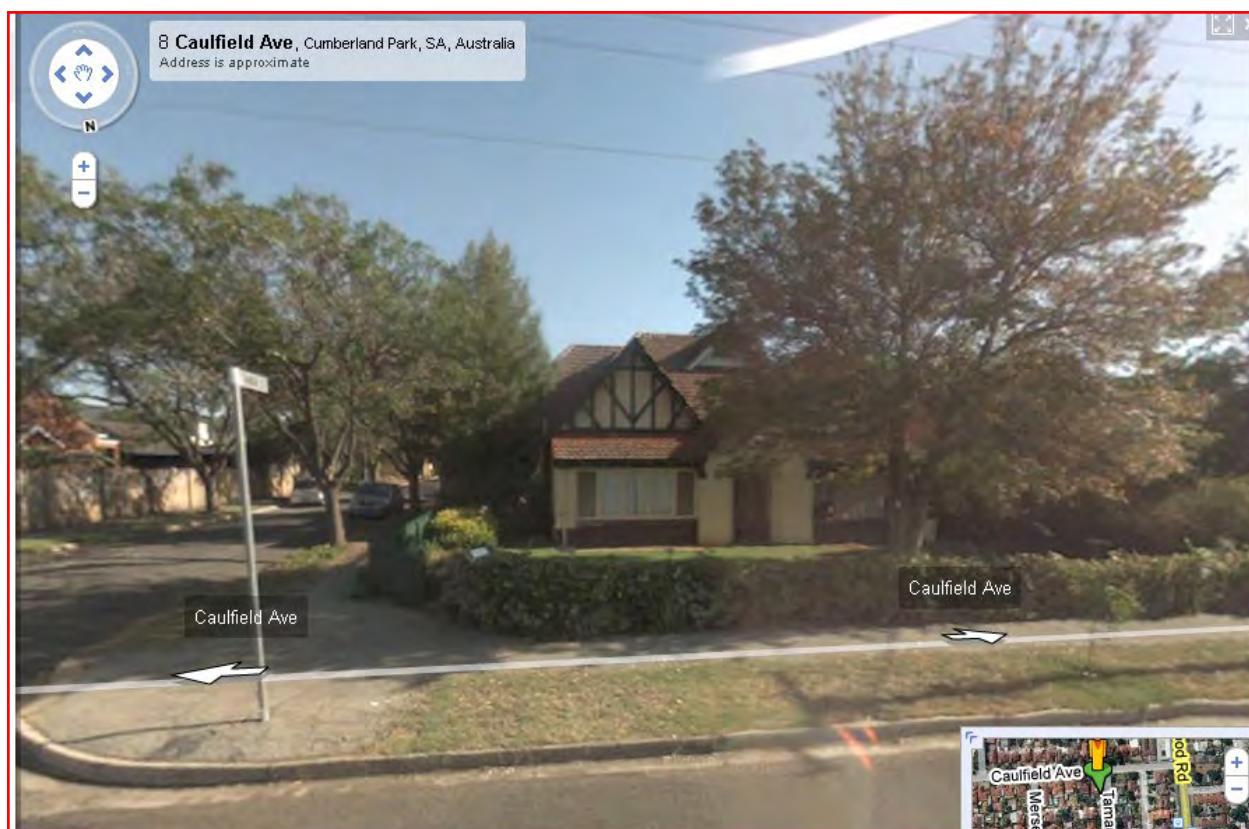
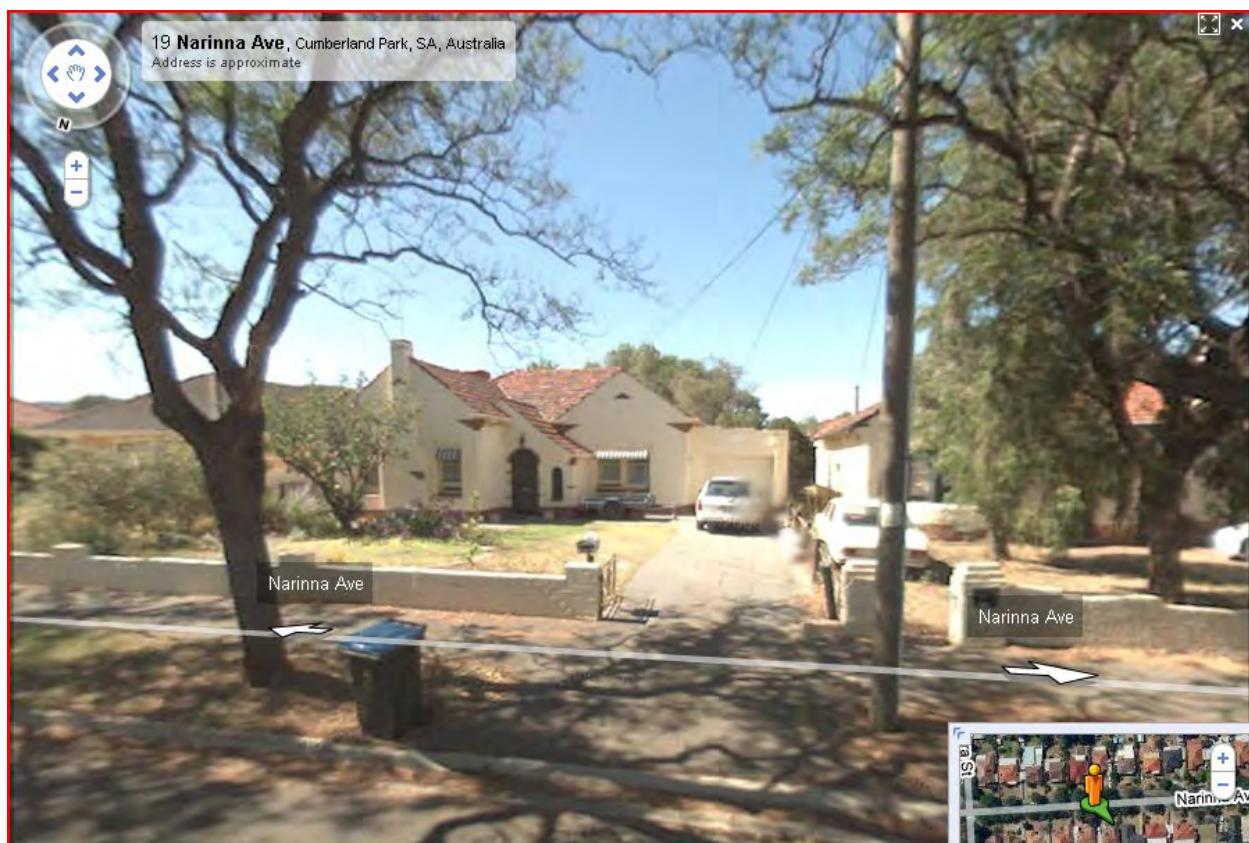


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

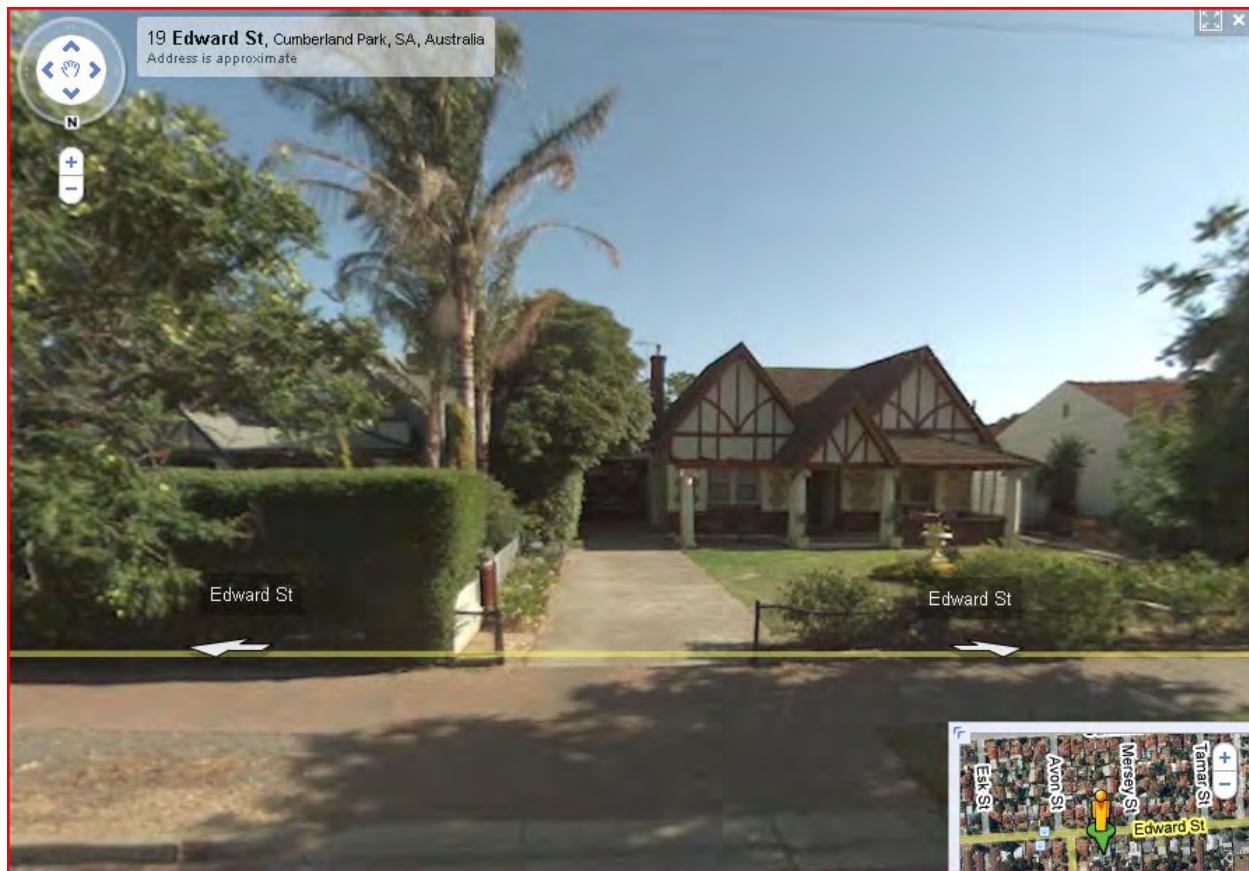
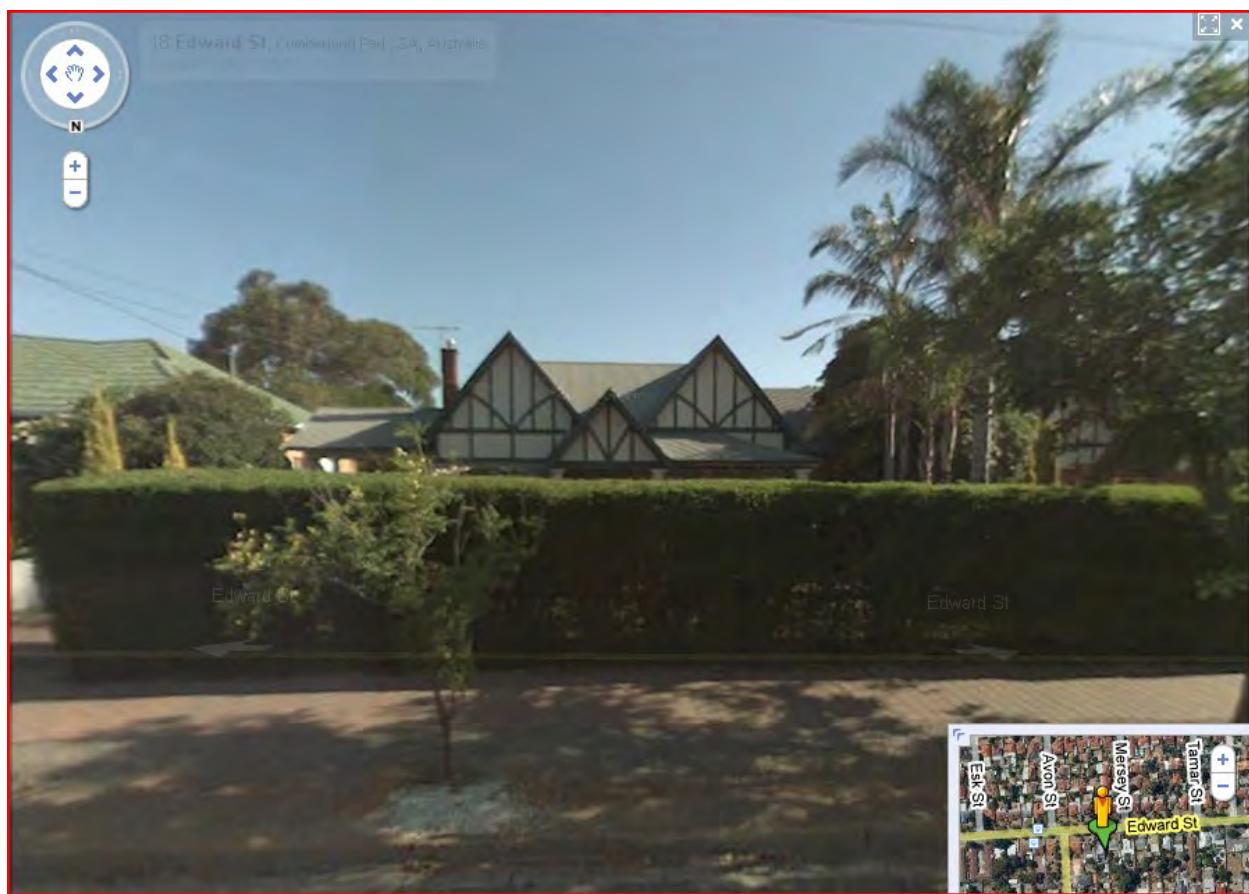


COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 8)

NAME IDENTIFIER FOR AREA: 6 – Cumberland Park and Daw Park

SUMMARY**COUNCIL NAME:** CITY OF MITCHAM**ZONE:** RESIDENTIAL CENTRAL PLAINS (POLICY AREA 9)**NAME IDENTIFIER FOR AREA:** 10 - WESTBOURNE PARK**Summary rating**

- 2 1 Land Form
- 2 2 Subdivision Pattern
- 3 3 Building Stock
- 3 4 Lot Size and Frontage
- 3 5 Setbacks, Site Coverage, Open Space

Summary Statement**1 Land Form**

The area is relatively flat with a slope of less than one degree. The land generally slopes towards the north western corner of the area as does most of the land on the plains. This gentle slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.

2 Subdivision Pattern

This area was originally subdivided between the years 1881 and 1888 generally into larger allotments that were subsequently the subject of more intensive land division in the years 1919, 1921-22 and 1926. The ensuing layout represents a strong grid pattern along a north-south and east-west orientation. Although a minor distortion has occurred at the north eastern corner of the area due to the presence of the railway line. The area is bounded to the north by Cross Road, an arterial road and to the south by Grange road which is classified as a major collector road. Goodwood Road an arterial road forms the western boundary and Sussex Terrace a major collector and the railway line forms the eastern boundary. Most roads provide for a direct link between Goodwood Road and Sussex Terrace with Angas Road being classified as a minor collector road.

3 Building Stock

The area contains a high percentage (40%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (12.5%). All in all the area retains a high percentage (72%) of the original housing stock developed prior to the Second World War.

These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the allotments and the street greatly contributes to the character of the area.

4 Lot Size and Frontage

The original pattern of land division has remained generally intact, with some minor intrusion of residential flat buildings occurring in the 1970s. The retention of the original layout is again reflected in the dominant allotment size found within the area, being in the range of 500-850sqm and which represents some 70% of allotments found within the area. The remaining 30% are within the >850sqm range, which further demonstrates the retention of the 1920s land divisions. Frontages are mixed but nonetheless reflect the earlier pattern of subdivision and are 36%, 32% & 32% respectively.

5 Setbacks, Site Coverage, Open Space

A high percentage of original building stock (72%) has been retained, as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area. The presence of mature tree both in the private and public realm contributes to the character of the area.

Designated Area**DESK-BASED ANALYSIS****1 Land Form**

Contribution to character area

Slope <1° 1°-5° 5°-10° 10°-20° >20°

- 3 Very Important
- 2 Important
- 1 Limited Importance

Explanation

The area is relatively flat with a slope of less than one degree. The land generally slopes towards the north western corner of the area as does most of the land on the plains. This gentle slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.

Supporting evidence

Attachment Number: 10A

 Plan Photo Other**COUNCIL NAME:** City of Mitcham**ZONE:** Residential Central Plains (Policy Area 9)**NAME IDENTIFIER FOR AREA:** 10 – Westbourne Park

2 Subdivision Pattern

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Pattern	<input checked="" type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input type="checkbox"/> Other
Fit to contours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No
Street types	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Other, please select: <input checked="" type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes
Predominant street width	15m
Through traffic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No

Explanation

This area was originally subdivided between the years 1881 and 1888 generally into larger allotments that were subsequently the subject of more intensive land division in the years 1919, 1921-22 and 1926. The ensuing layout represents a strong grid pattern along a north-south and east-west orientation. Although a minor distortion has occurred at the north eastern corner of the area due to the presence of the railway line. The area is bounded to the north by Cross Road, an arterial road and to the south by Grange road which is classified as a major collector road. Goodwood Road an arterial road forms the western boundary and Sussex Terrace a major collector and the railway line forms the eastern boundary. Most roads provide for a direct link between Goodwood Road and Sussex Terrace with Angas Road being classified as a minor collector road.

Supporting evidence

Attachment Number:
 Plan Photo Other

3 Building Stock

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Era	Percentage of area (approx.)
<input type="checkbox"/> 1836-1865	00.10
<input checked="" type="checkbox"/> 1866-1895	10.00
<input checked="" type="checkbox"/> 1896-1915	62.00
<input checked="" type="checkbox"/> 1916-1940	
Style	Percentage of area (approx.)
<input type="checkbox"/> Mansion	04.00
<input checked="" type="checkbox"/> Return verandah villa	05.00
<input checked="" type="checkbox"/> Villa	02.00
<input checked="" type="checkbox"/> Cottage	
<input type="checkbox"/> Row	
<input type="checkbox"/> Terrace	
<input checked="" type="checkbox"/> Bungalow	40.00
<input checked="" type="checkbox"/> Art Deco	02.50
<input checked="" type="checkbox"/> Tudor	10.00
<input checked="" type="checkbox"/> Other inter-war	01.00
<input type="checkbox"/> Pre-1940s converted	
<input checked="" type="checkbox"/> Present	
<input type="checkbox"/> Not present	

Explanation

The area contains a high percentage (40%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The villas and cottages reflect the earlier development of the area in the 1880s generally for agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (12.5%). All in all the area retains a high percentage (72%) of the original housing stock developed prior to the Second World War. These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the allotments and the street greatly contributes to the character of the area.

Supporting evidence

Attachment Number: 10B & 10C & 10C(a)
 Plan Photo Other

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

4 Lot Size and Frontage

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Lot sizes Dominant range	<input type="checkbox"/> <150m <input type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm 500- 850sqm <input type="checkbox"/> Mixed
Frontages Dominant range	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m - mtrs <input type="checkbox"/> Mixed
Explanation	The original pattern of land division has remained generally intact, with some minor intrusion of residential flat buildings occurring in the 1970,s. The retention of the original layout is again reflected in the dominant allotment size found within the area, being in the range of 500-850sqm and which represents some 70% of allotments found within the area. The remaining 30% are within the >850sqm range, which further demonstrates the retention of the 1920s land divisions. Frontages are mixed but nonetheless reflect the earlier pattern of subdivision and are 36%,32% & 32%respectively
Supporting evidence	Attachment Number: 10D & 10E <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Front setback Dominant range	<input type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input checked="" type="checkbox"/> >9m 7 – 10m <input type="checkbox"/> Mixed				
Side setbacks Dominant range	<input type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input type="checkbox"/> >2m 900mm - 2m <input type="checkbox"/> Mixed				
Rear setback Dominant range	<input type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input type="checkbox"/> >30m 15 - 30m <input type="checkbox"/> Mixed				
Site coverage Dominant range	20- 40 percent 30 - 35 percent <input type="checkbox"/> Mixed				
Private open space Dominant range	<table style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total </td><td style="vertical-align: top;"> 150– 200sqm - sqm 250 – 500sqm 400 - 7000sqm </td></tr> <tr> <td colspan="2"> 200 - 400sqm <input type="checkbox"/> Mixed </td></tr> </table>	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	150– 200sqm - sqm 250 – 500sqm 400 - 7000sqm	200 - 400sqm <input type="checkbox"/> Mixed	
<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	150– 200sqm - sqm 250 – 500sqm 400 - 7000sqm				
200 - 400sqm <input type="checkbox"/> Mixed					
Explanation	A high percentage of original building stock (72%) has been retained, as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area. The presence of mature tree both in the private and public realm contributes to the character of the area.				
Supporting evidence	Attachment Number: 10F <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other				

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 10A Slope



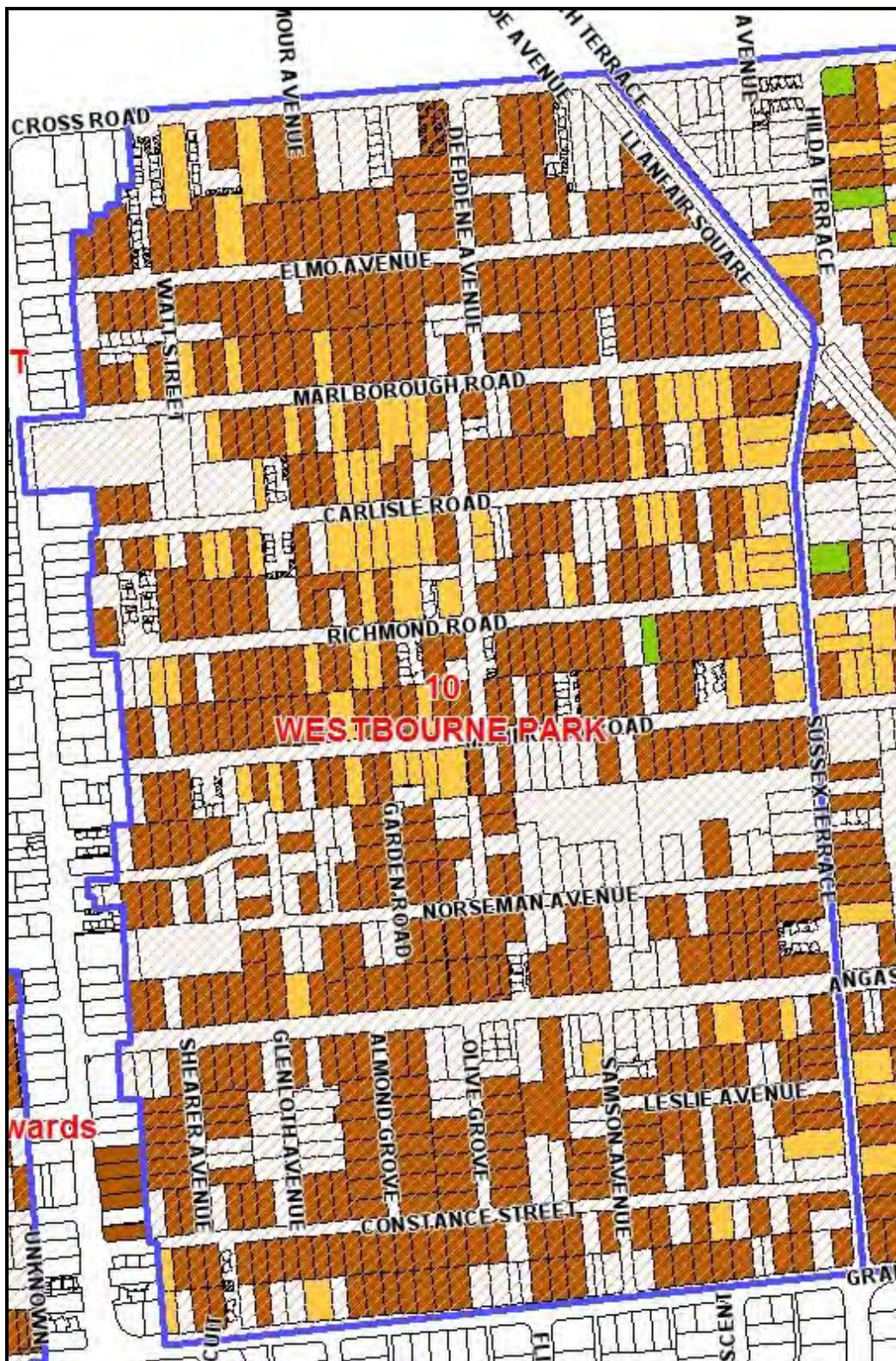
- | | |
|--------------------------|----------------------|
| <input type="checkbox"/> | Less than 1 degree |
| <input type="checkbox"/> | 1 - 5 degrees |
| <input type="checkbox"/> | 5 -10 degrees |
| <input type="checkbox"/> | 10 - 20 degrees |
| <input type="checkbox"/> | More than 20 degrees |
| <input type="checkbox"/> | State Boundary |

COUNCIL NAME: City of Mticham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

Attachment 10B Era



Era

- █ 1800 - 1865
- █ 1866 - 1895
- █ 1896 - 1915
- █ 1916 - 1940

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

Attachment 10C Building Stock



MTM_ATLAS_NC_HouseStyle by HSE_STYLE

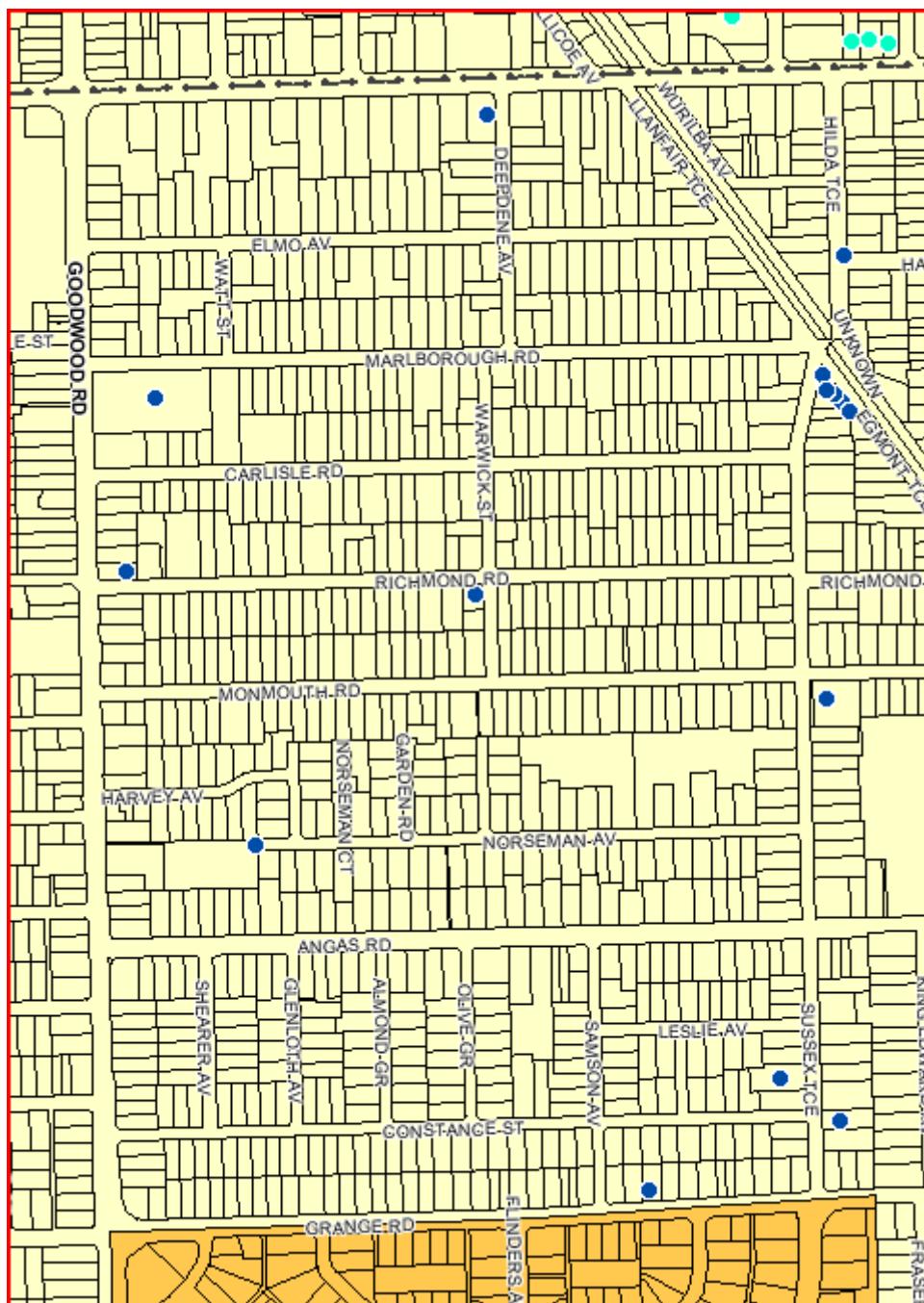
Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

Attachment 10C(a) Heritage Places

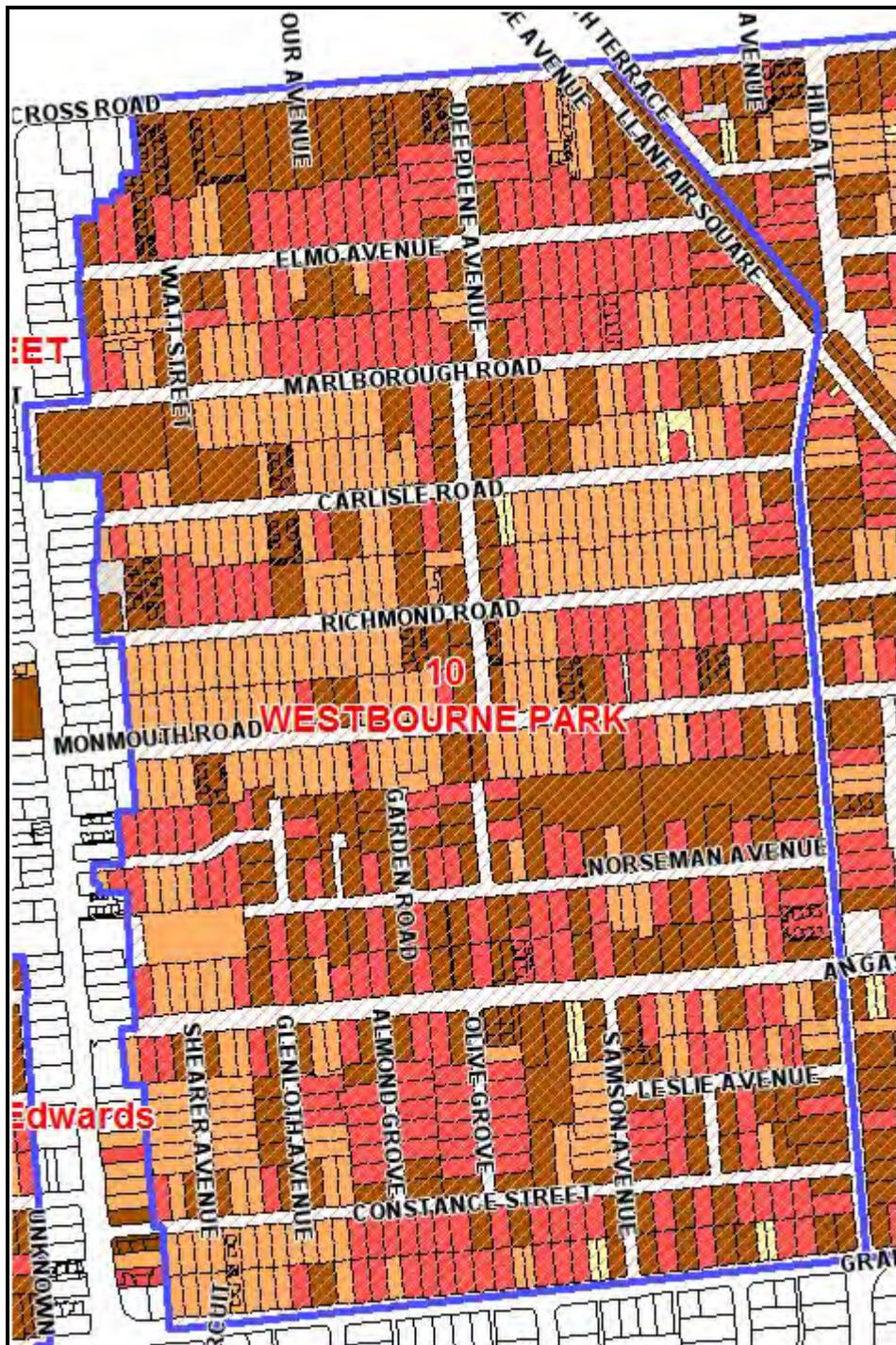


Heritage site points

- State
- Local
- Contributory

COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

Attachment 10D Frontage



MTM_ATLAS_NC_Frontage by FRONTAGE

<input type="checkbox"/>	0 - 5.99	(230)
<input type="checkbox"/>	10 - 15.99	(1006)
<input type="checkbox"/>	16 - 19.99	(1545)
<input type="checkbox"/>	20 or more	(2607)
<input type="checkbox"/>	6 - 9.99	(280)

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

Attachment 10E Lot Size



LOT SIZE

- 150 - 349
- 350 - 499
- 500 - 849
- 850 or more
- Less than 150

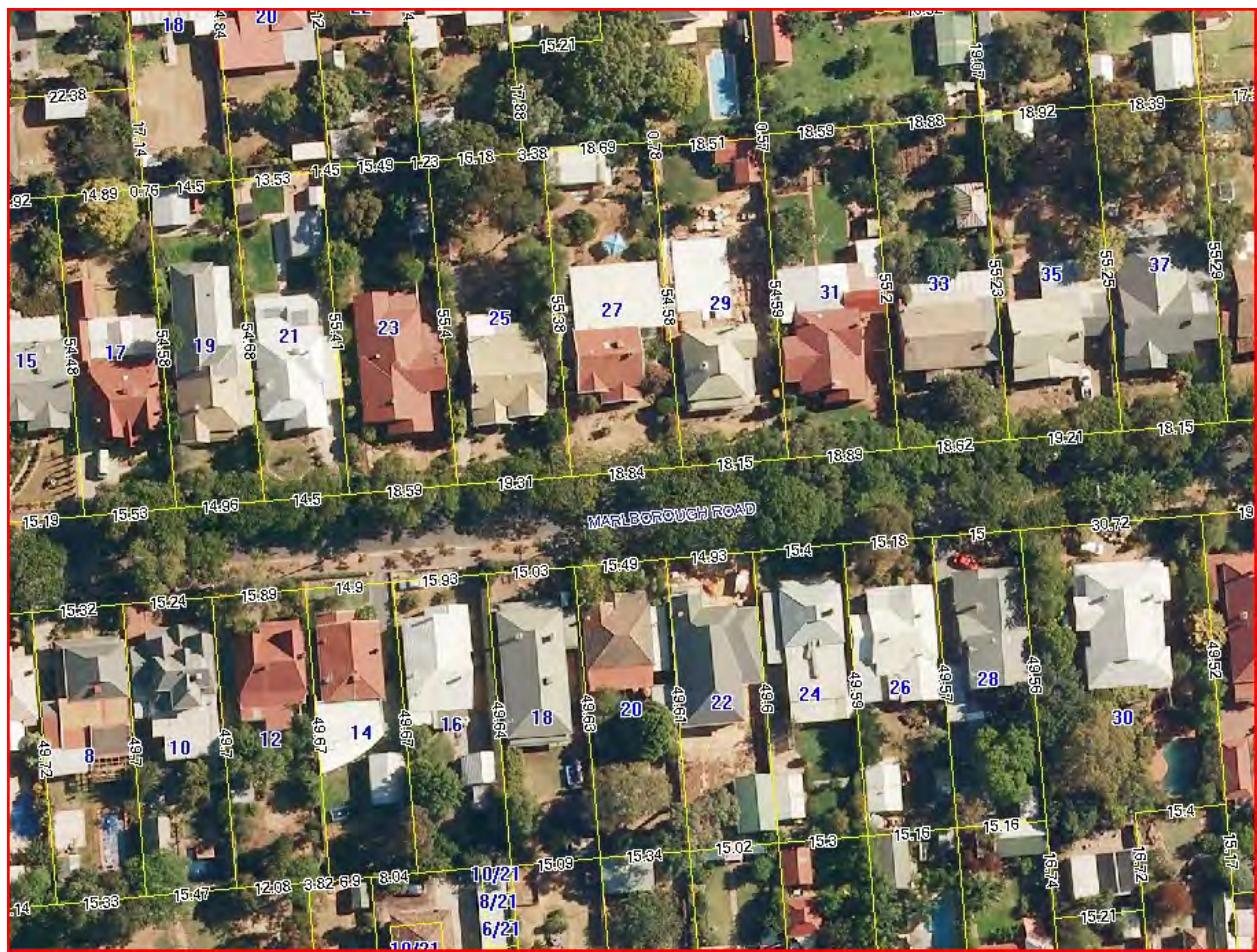
COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 10F Setbacks, Site Coverage and Private Open Space



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



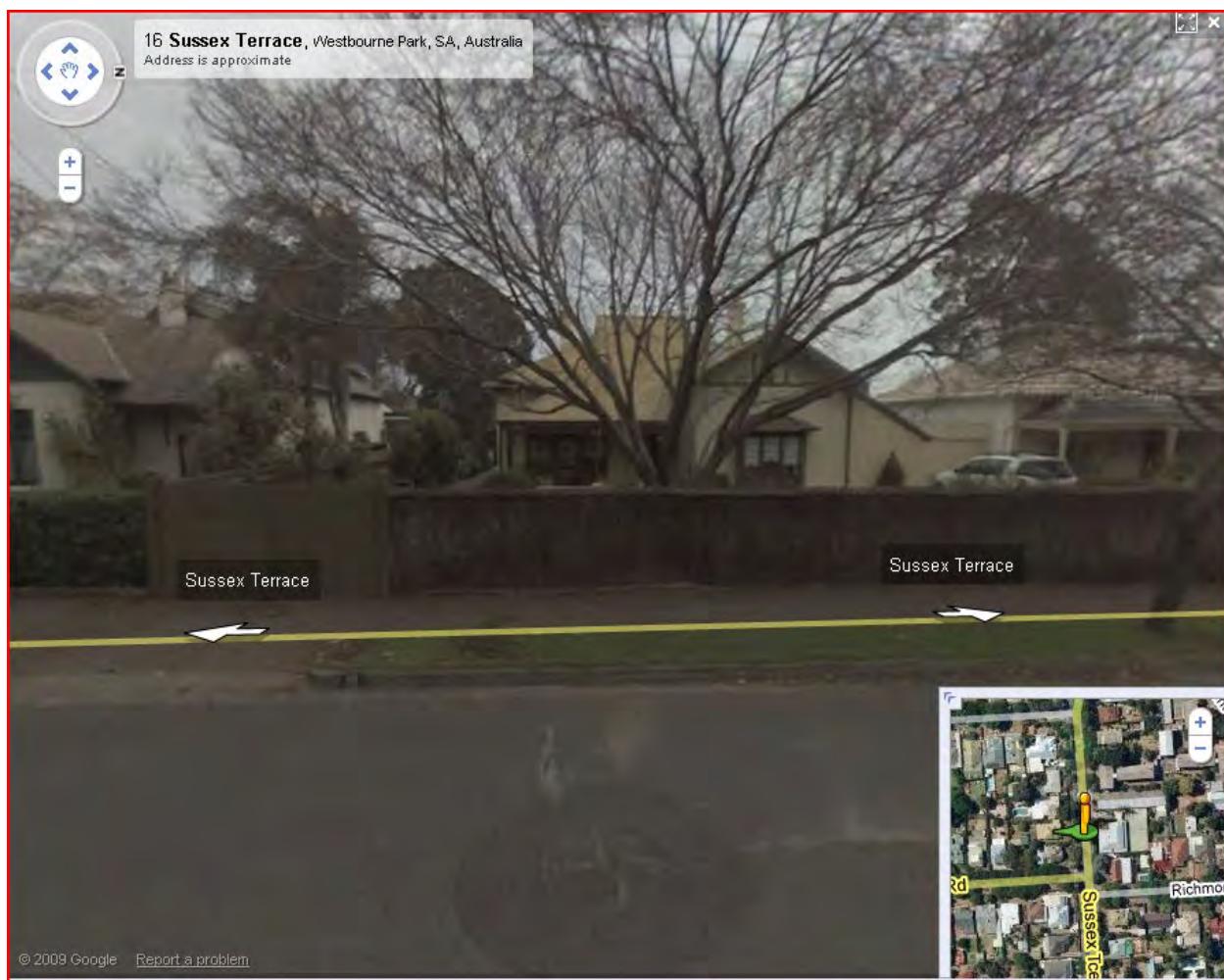
COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



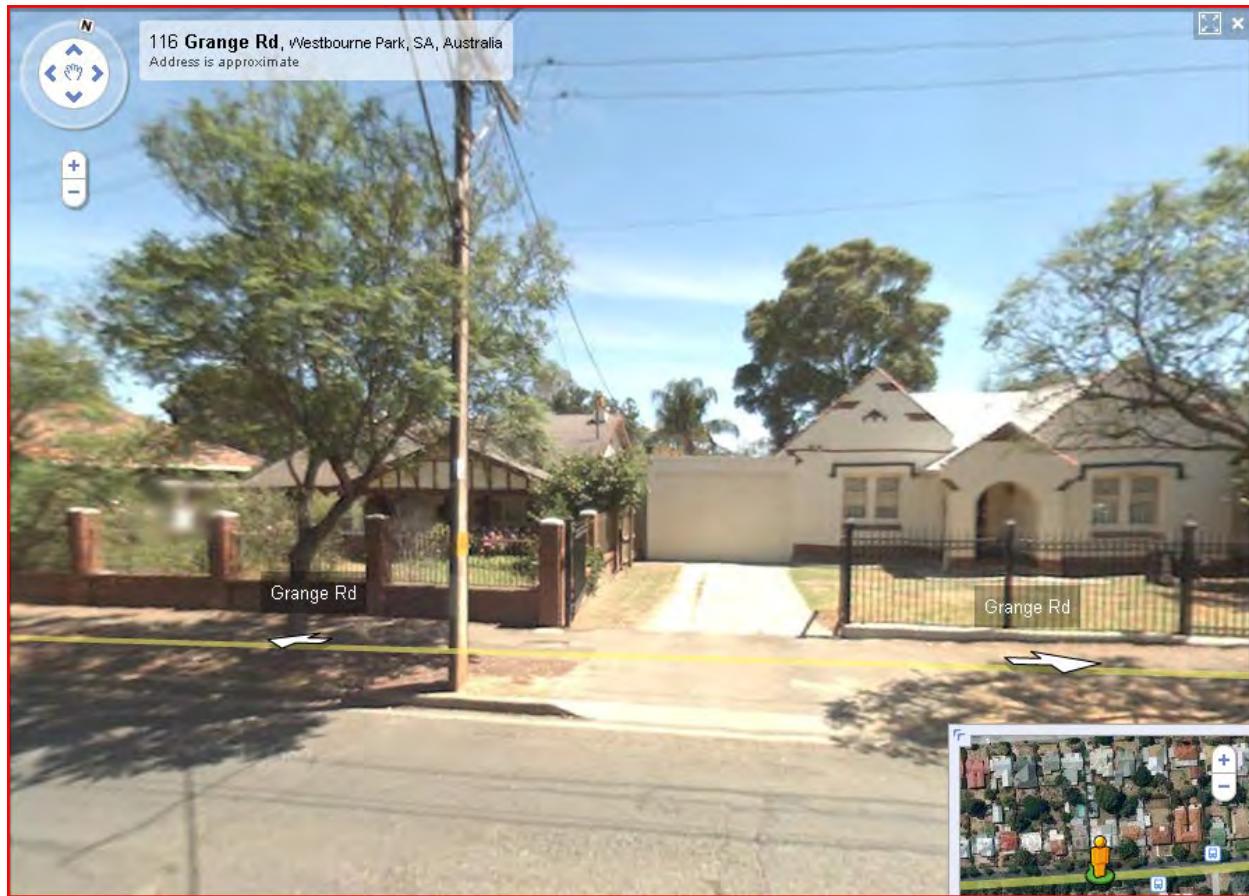
COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



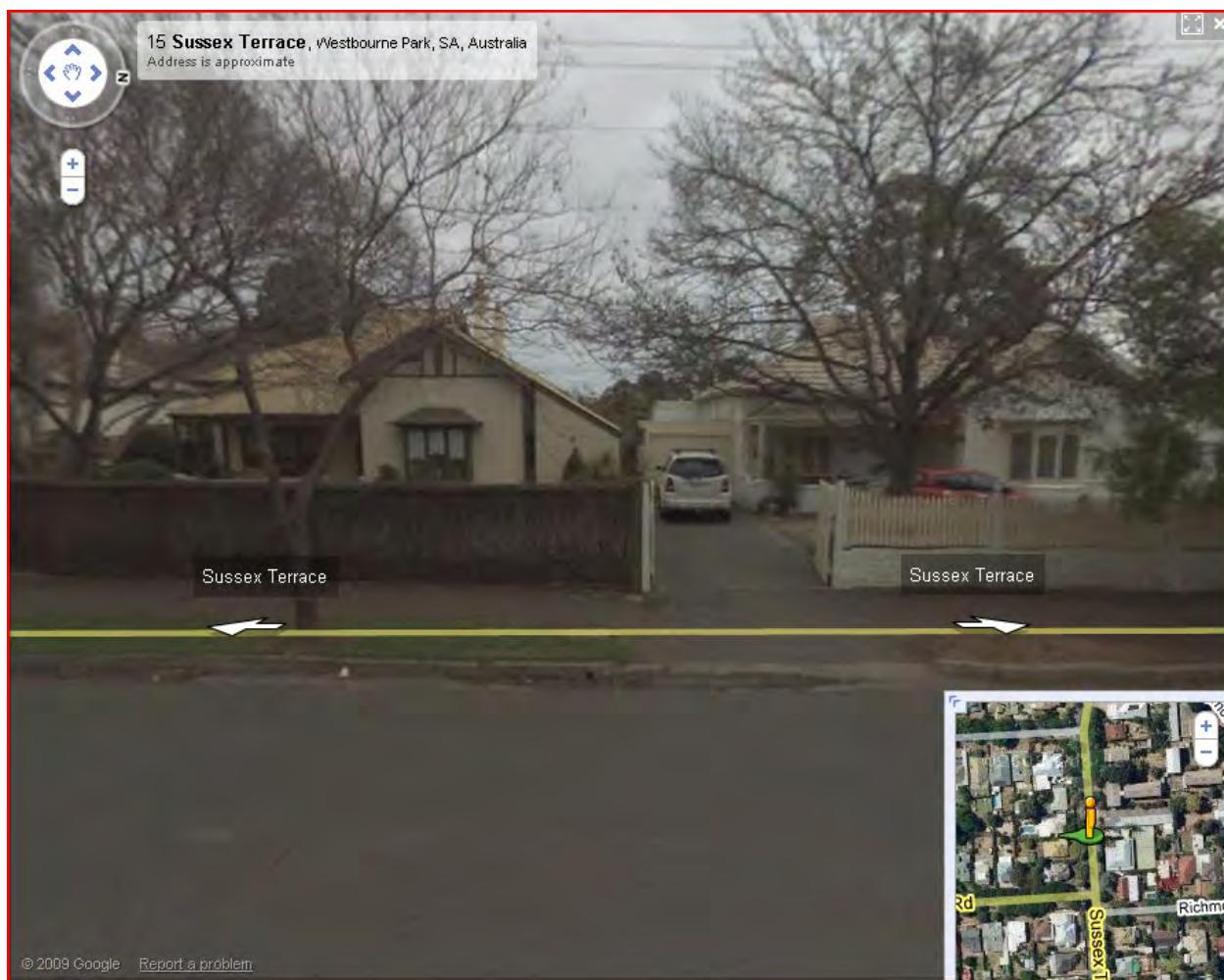
COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



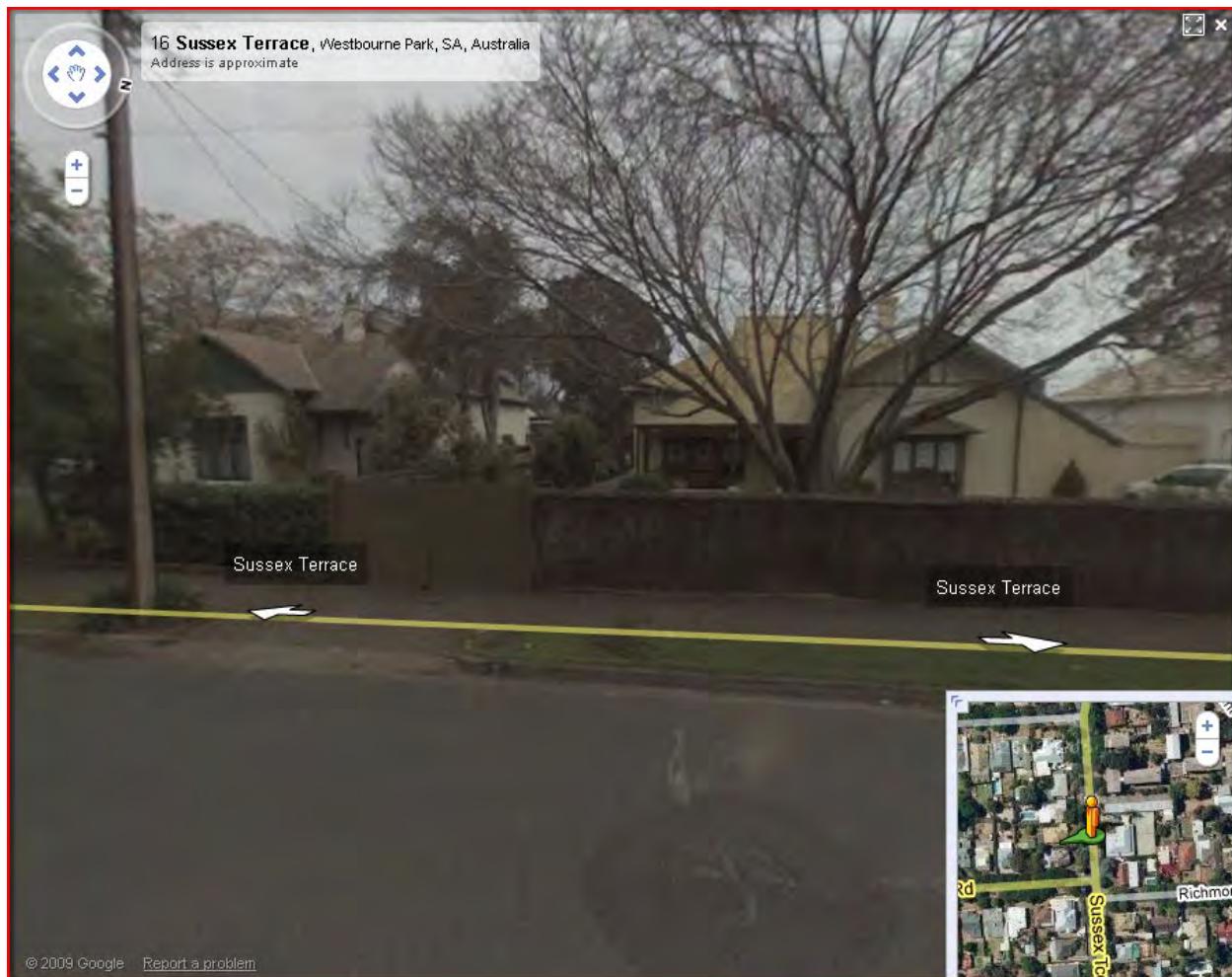
COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



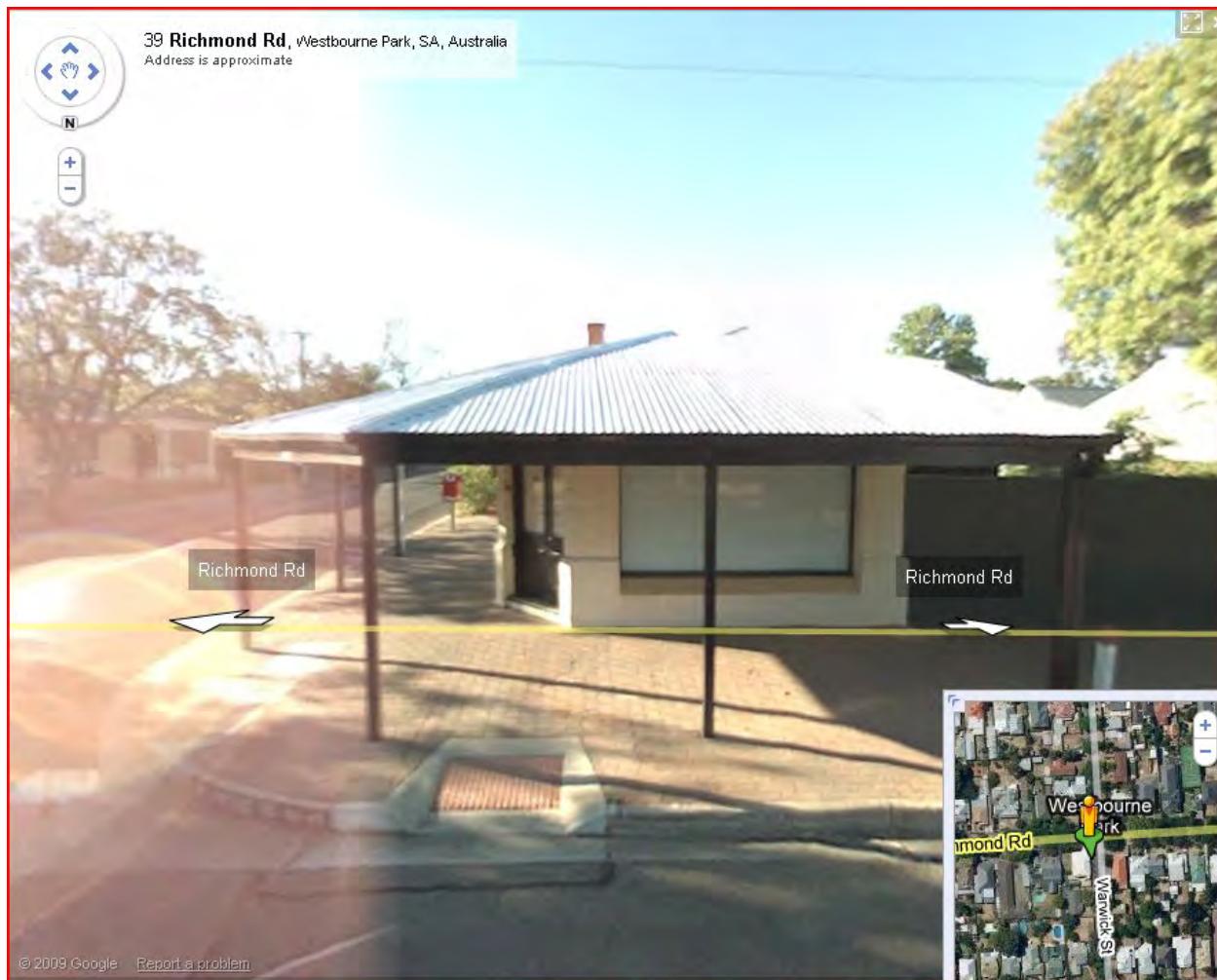
COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



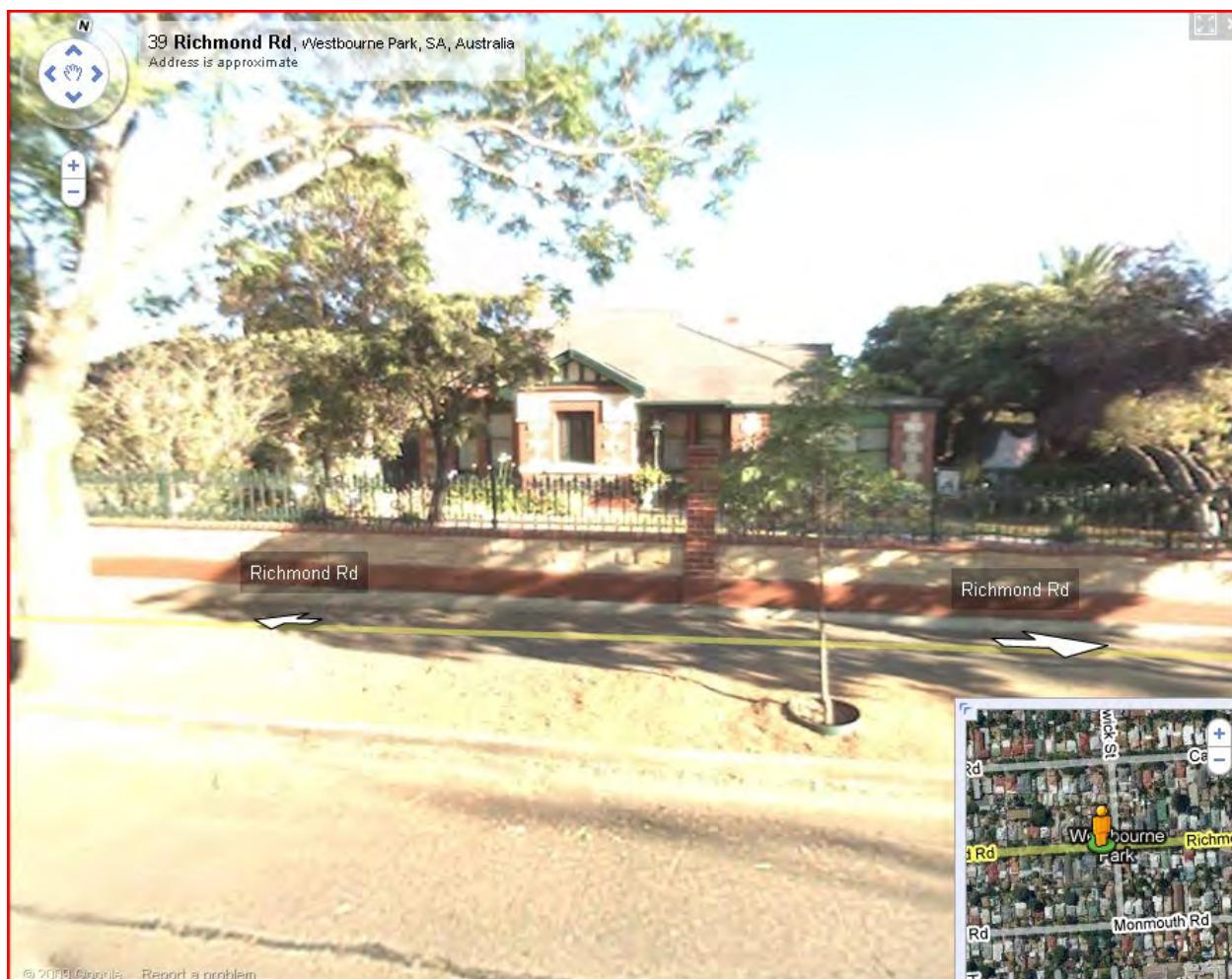
COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mticham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

COUNCIL NAME: City of Mticham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 10 – Westbourne Park

SUMMARY**COUNCIL NAME:** CITY OF MITCHAM**ZONE:** RESIDENTIAL CENTRAL PLAINS (POLICY AREA 9)**NAME IDENTIFIER FOR AREA:** 11 - HAWTHORN**Summary rating**

- 3 1 Land Form
- 3 2 Subdivision Pattern
- 3 3 Building Stock
- 3 4 Lot Size and Frontage
- 3 5 Setbacks, Site Coverage, Open Space

Summary Statement**1 Land Form**

The area is relatively flat and contains areas with a slope of less than one degree and 1°-5. The land generally slopes towards the north western corner of the area as does most of the land on the plains. This slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.

Brown Hill Creek bisects this area running generally in a north west direction from the hills. The presence of this watercourse had no direct impact on the layout of the land division. The presence of a number of River Red Gums is noted along the route of the watercourse.

The Belair to Adelaide railway line also traverses this area and runs parallel to the watercourse

2 Subdivision Pattern

As with the adjoining suburb of Westbourne Park, this area was originally subdivided between the years 1883 and 1888 generally into larger allotments that were subsequently the subject of more intensive land division in the years from 1910 through to 1927. The resulting layout represents a strong grid pattern along a north-south and east-west orientation. Although a minor distortion has occurred at the north western corner of the area due to the presence of the railway line. The presence of the water course did not impact on the standard grid pattern apart from some irregular shaped allotments that contain the watercourse.

The area is bounded to the north by Cross Road, an arterial road and to the south by Grange road which is classified as a major collector road. Belair Road an arterial road forms the eastern boundary and Sussex Terrace a major collector and the railway line forms the western boundary. Most roads provide for a direct link between Belair Road and Sussex Terrace with Angas Road being classified as a minor collector road. Traffic calming devices have been installed in some streets to reduce the incidence of through traffic.

3 Building Stock

The area contains a high percentage (35%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The return verandah, villas, villas and cottages (20%) reflect the earlier development of the area in the late 1880s generally for more agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (4%). All in all the area retains a high percentage (63%) of the original housing stock developed in the eras prior to the Second World War.

These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the allotments and the street greatly contributes to the character of the area.

4 Lot Size and Frontage

The original pattern of land division has remained generally intact, with some minor intrusion of residential flat buildings occurring in the 1970,s. The retention of the original layout is again reflected in the range allotment size found within the area, being in the range of 500-850sqm and >850sqm, 46% &44% respectively. These allotments represent some 90% of all allotments found within the area. This further demonstrates the retention of the land division layouts. Frontages are mixed but nonetheless wide and reflect the earlier pattern of subdivision and are 24%, 27% & 43%respectively and provide for separation between buildings.

5 Setbacks, Site Coverage, Open Space

A high percentage of original building stock (62%) has been retained, as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area. The presence of mature tree both in the private and public realm contributes to the character of the area, as does the water course and reserves.

Designated Area

DESK-BASED ANALYSIS

1 Land Form

Contribution to character area	Slope	<input checked="" type="checkbox"/> <1° <input checked="" type="checkbox"/> 1°-5° <input type="checkbox"/> 5°-10° <input type="checkbox"/> 10°-20° <input type="checkbox"/> >20°
<input checked="" type="checkbox"/> 3 Very Important <input type="checkbox"/> 2 Important <input type="checkbox"/> 1 Limited Importance	Explanation	<p>The area is relatively flat and contains areas with a slope of less than one degree and 1°-5. The land generally slopes towards the north western corner of the area as does most of the land on the plains. This slope presented no major impediment to the implementation of a regular grid subdivision layout when undertaken initially in the late 1880s, with more intensive subdivisions being undertaken in the 1920s.</p> <p>Brown Hill Creek bisects this area running generally in a north west direction from the hills. The presence of this watercourse had no direct impact on the layout of the land division. The presence of a number of River Red Gums is noted along the route of the watercourse.</p> <p>The Belair to Adelaide railway line also traverses this area and runs parallel to the watercourse</p>
	Supporting evidence	<p>Attachment Number: 11A <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other</p>

2 Subdivision Pattern

Contribution to character area	Pattern	<input checked="" type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input type="checkbox"/> Other
<input checked="" type="checkbox"/> 3 Very Important <input type="checkbox"/> 2 Important <input type="checkbox"/> 1 Limited Importance	Fit to contours	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No
	Street types	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Other, please select: <input checked="" type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes
	Predominant street width	15m
	Through traffic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No
	Explanation	<p>As with the adjoining suburb of Westbourne Park, this area was originally subdivided between the years 1883 and 1888 generally into larger allotments that were subsequently the subject of more intensive land division in the years from 1910 through to 1927. The resulting layout represents a strong grid pattern along a north-south and east-west orientation. Although a minor distortion has occurred at the north western corner of the area due to the presence of the railway line. The presence of the water course did not impact on the standard grid pattern apart from some irregular shaped allotments that contain the watercourse.</p> <p>The area is bounded to the north by Cross Road, an arterial road and to the south by Grange road which is classified as a major collector road. Belair Road an arterial road forms the eastern boundary and Sussex Terrace a major collector and the railway line forms the western boundary. Most roads provide for a direct link between Belair Road and Sussex Terrace with Angas Road being classified as a minor collector road. Traffic calming devices have been installed in some streets to reduce the incidence of through traffic.</p>
	Supporting evidence	<p>Attachment Number: <input type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other</p>

3 Building Stock

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

	Era	<input type="checkbox"/> 1836-1865 <input checked="" type="checkbox"/> 1866-1895 <input checked="" type="checkbox"/> 1896-1915 <input checked="" type="checkbox"/> 1916-1940	Percentage of area (approx.)
	Style	<input checked="" type="checkbox"/> Mansion <input checked="" type="checkbox"/> Return verandah villa <input checked="" type="checkbox"/> Villa <input checked="" type="checkbox"/> Cottage <input type="checkbox"/> Row <input type="checkbox"/> Terrace <input checked="" type="checkbox"/> Bungalow <input checked="" type="checkbox"/> Art Deco <input checked="" type="checkbox"/> Tudor <input checked="" type="checkbox"/> Other inter-war <input type="checkbox"/> Pre-1940s converted	Percentage of area (approx.)
	Heritage Items	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not present	
	Explanation	<p>The area contains a high percentage (35%) of bungalow style single storey dwellings which reflects the more intense era in which the land was divided for residential development. The return verandah, villas, villas and cottages (20%) reflect the earlier development of the area in the late 1880s generally for more agricultural purposes. Art Deco and Tudor make up the majority of the other inter-war styles (4%). All in all the area retains a high percentage (63%) of the original housing stock developed in the eras prior to the Second World War.</p> <p>These examples of residential building stock remain relatively intact and contribute greatly to the character of the area. The presence of mature trees both within the allotments and the street greatly contributes to the character of the area.</p>	
	Supporting evidence	<p>Attachment Number: 11B & 11C & 11C(a) <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other</p>	

4 Lot Size and Frontage

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

	Lot sizes	<input type="checkbox"/> <150m <input type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm	
	Dominant range	500- 850sqm	<input type="checkbox"/> Mixed
	Frontages	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m	
	Dominant range	- mtrs	<input checked="" type="checkbox"/> Mixed
	Explanation	<p>The original pattern of land division has remained generally intact, with some minor intrusion of residential flat buildings occurring in the 1970s. The retention of the original layout is again reflected in the range allotment size found within the area, being in the range of 500-850sqm and >850sqm, 46% & 44% respectively. These allotments represent some 90% of all allotments found within the area. This further demonstrates the retention of the land division layouts. Frontages are mixed but nonetheless wide and reflect the earlier pattern of subdivision and are 24%, 27% & 43% respectively and provide for separation between buildings</p>	
	Supporting evidence	<p>Attachment Number: 11D & 11E <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other</p>	

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Front setback	<input type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input checked="" type="checkbox"/> >9m
Dominant range	7 – 10m <input type="checkbox"/> Mixed

Side setbacks	<input type="checkbox"/> <900mm <input checked="" type="checkbox"/> 900mm-2m <input type="checkbox"/> >2m
Dominant range	900mm - 2m <input type="checkbox"/> Mixed

Rear setback	<input type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input type="checkbox"/> >30m
Dominant range	15 - 30m <input type="checkbox"/> Mixed

Site coverage	20 - 40 percent
Dominant range	30 - 35 percent <input type="checkbox"/> Mixed

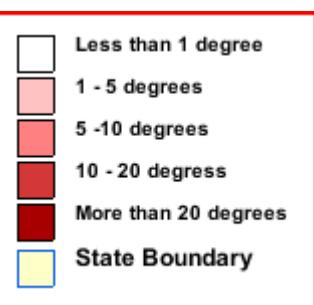
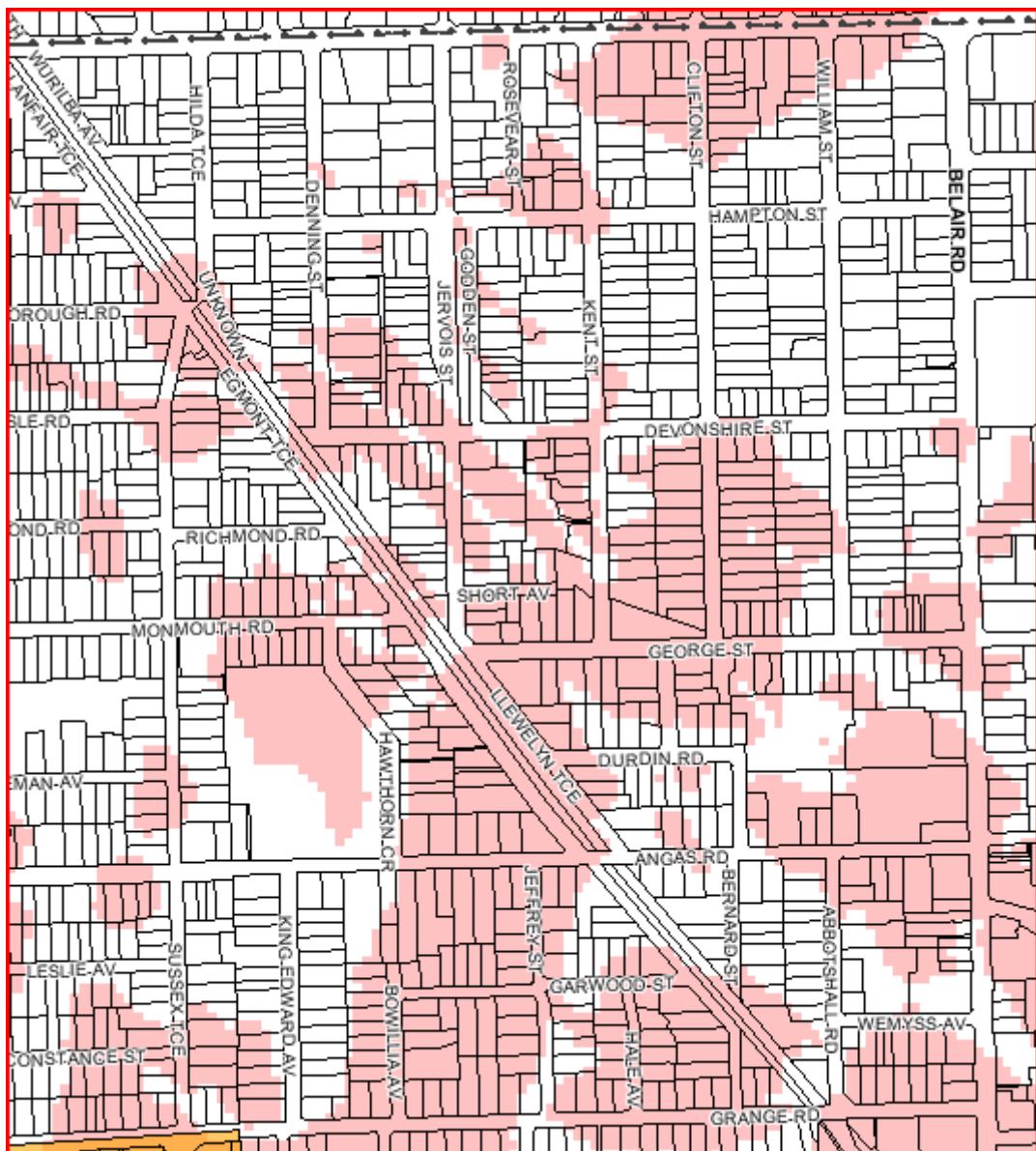
Private open space	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	150– 200sqm - sqm 250 – 500sqm 400 - 7000sqm
Dominant range	200 - 400sqm <input type="checkbox"/> Mixed	

Explanation	A high percentage of original building stock (62%) has been retained, as has the original pattern of land division, which has resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies in retaining the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area. The presence of mature tree both in the private and public realm contributes to the character of the area, as does the water course and reserves.
--------------------	--

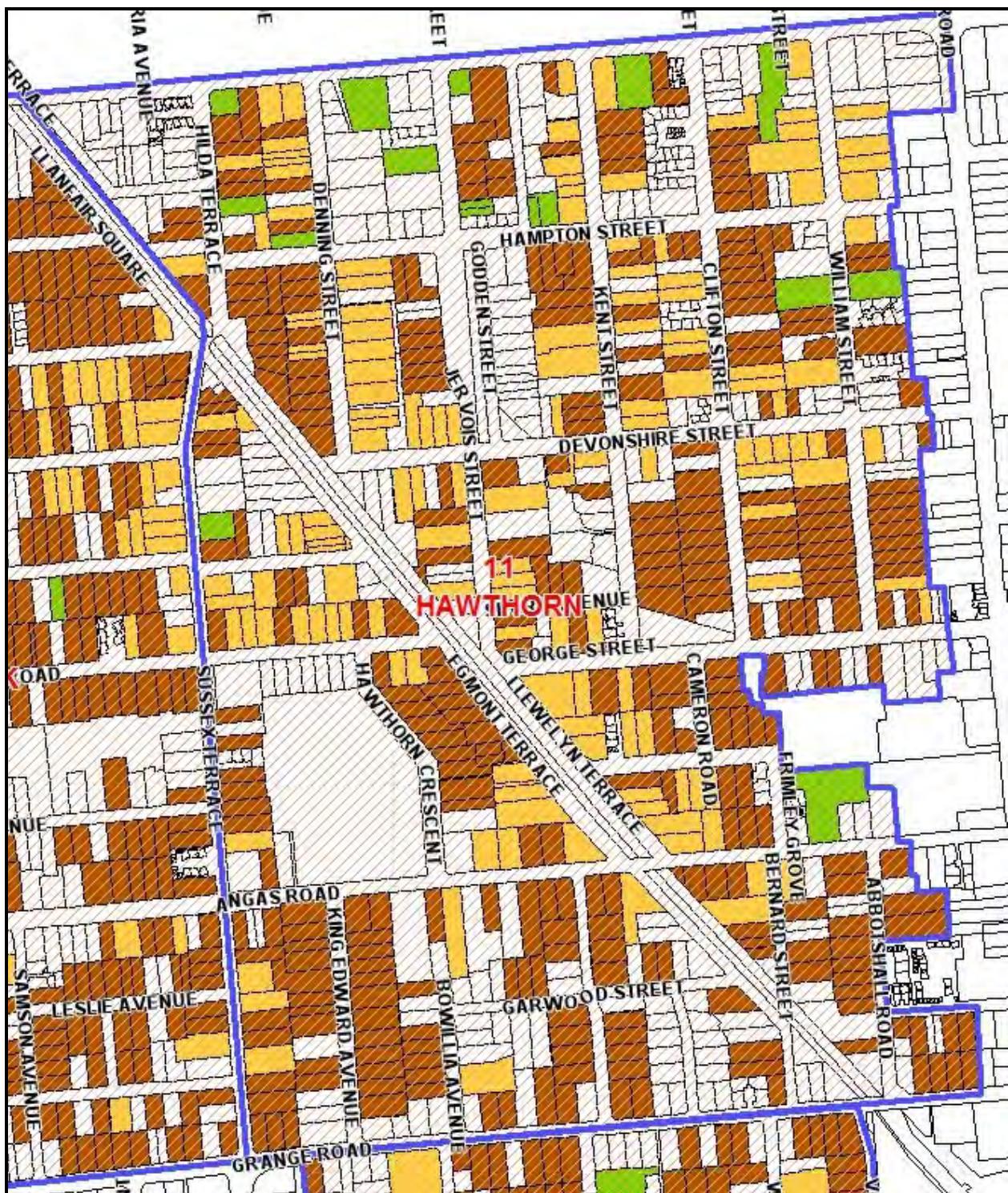
Supporting evidence	Attachment Number: 11F <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other
----------------------------	--

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 11A Slope



Attachment 11B Era

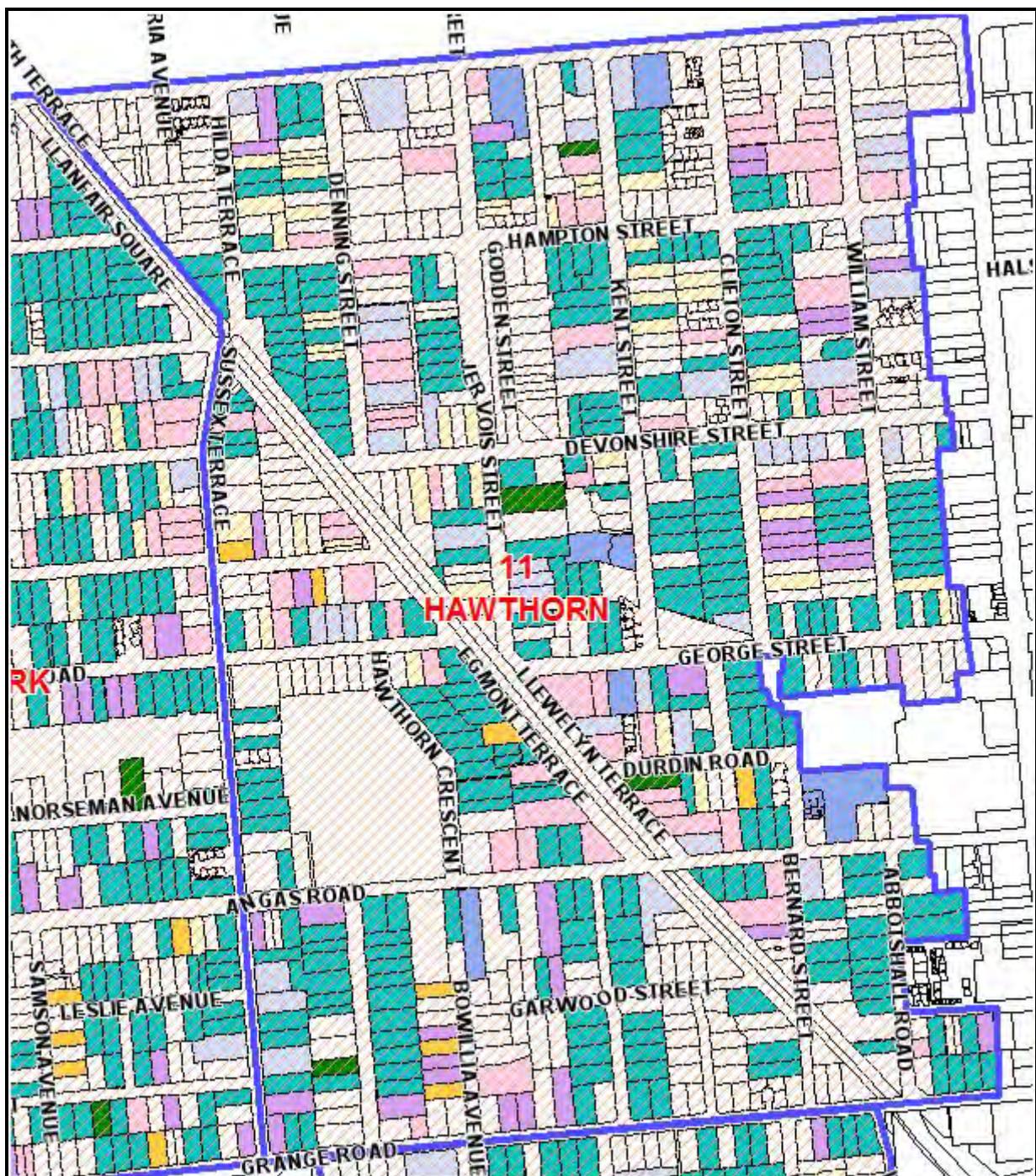


Era

- █ 1800 - 1865
- █ 1866 - 1895
- █ 1896 - 1915
- █ 1916 - 1940

COUNCIL NAME: City of Mitcham
 ZONE: Residential Central Plains (Policy Area 9)
 NAME IDENTIFIER FOR AREA: 11 - Hawthorn

Attachment 11C Building Stock



MTM_ATLAS_NC_HouseStyle by HSE_STYLE

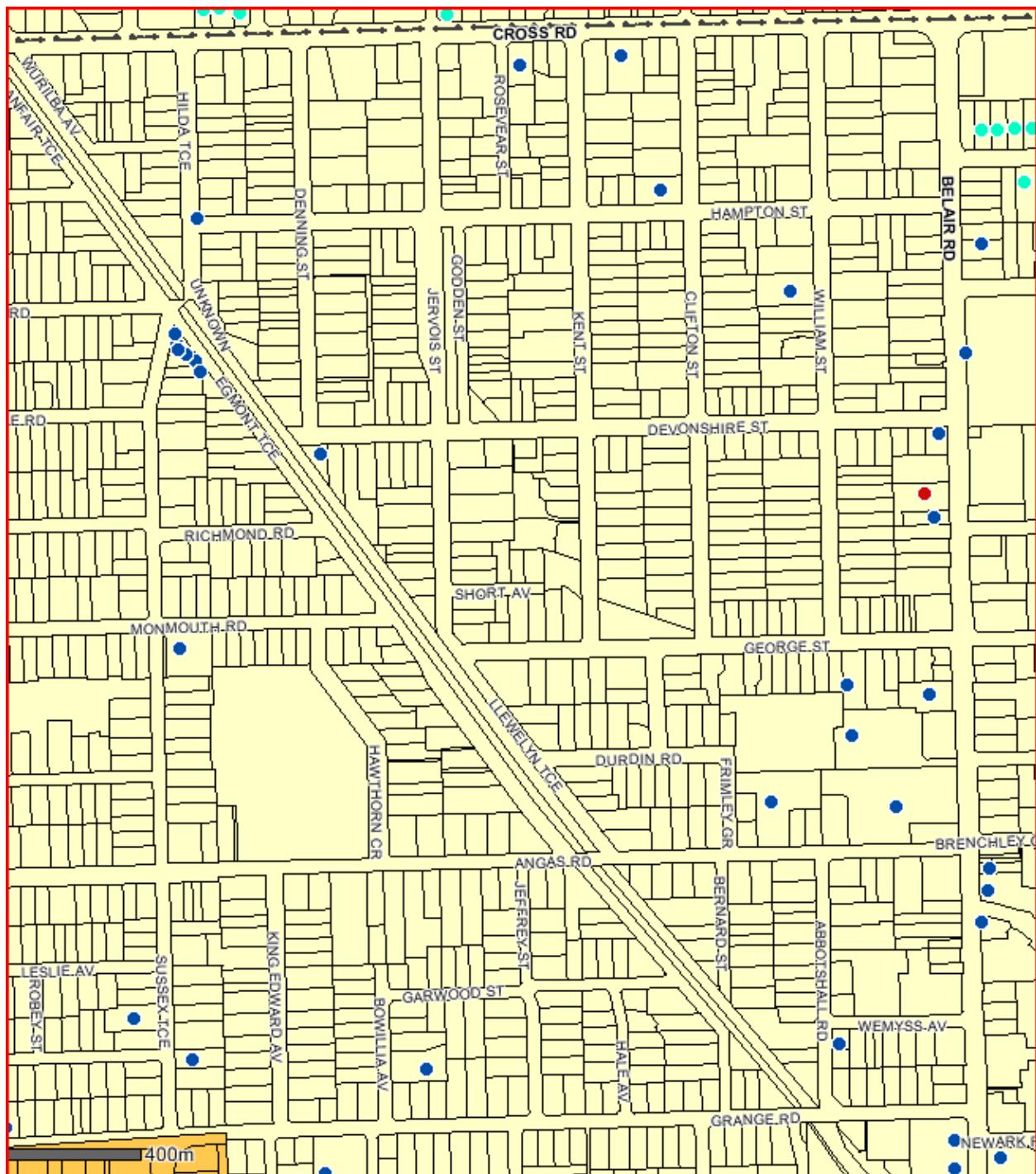
Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 11 - Hawthorn

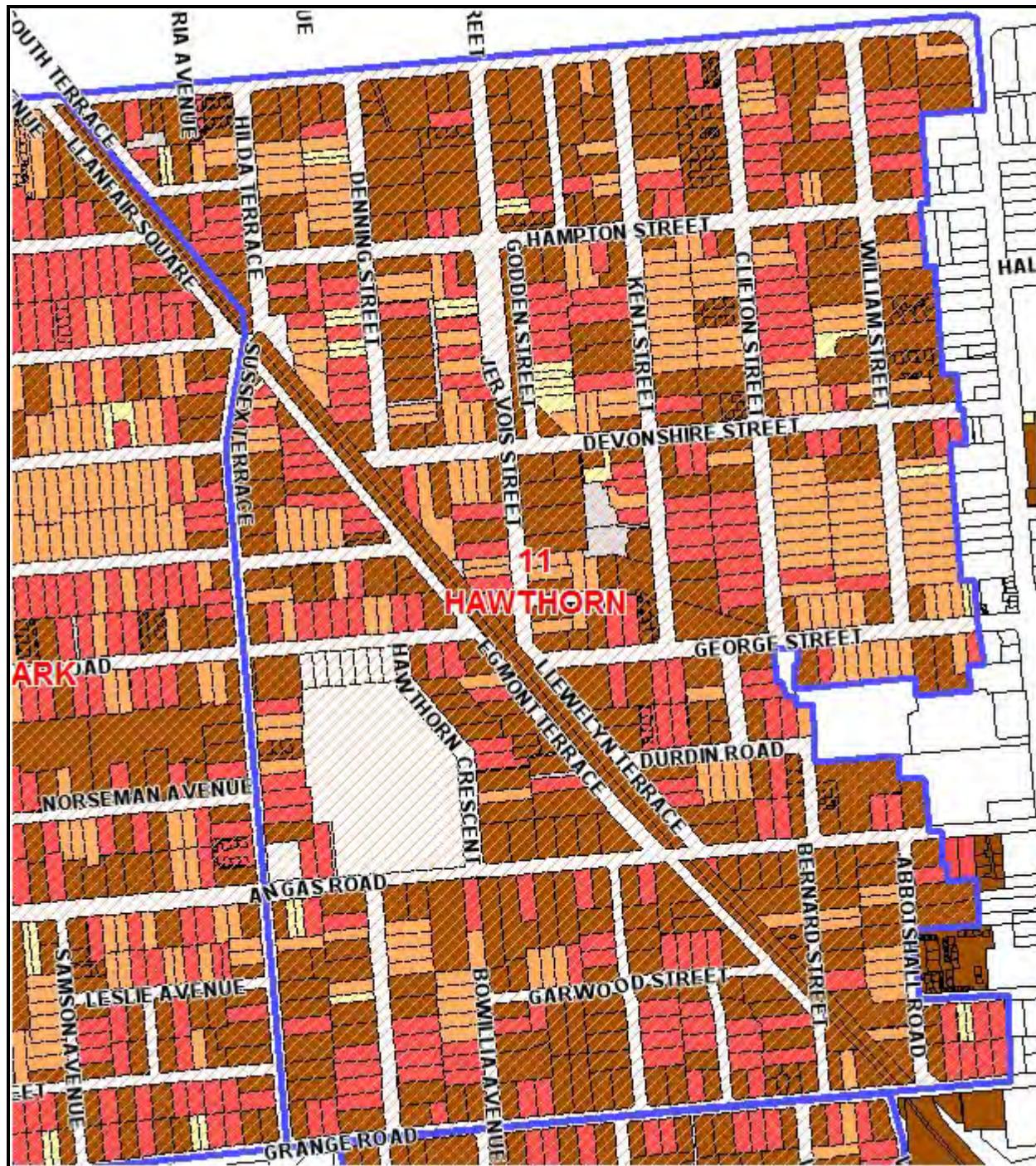
Attachment 11C(a) Heritage Places



Heritage site points

- State
- Local
- Contributory

Attachment 11D Frontage



MTM_ATLAS_NC_Frontage by FRONTAGE

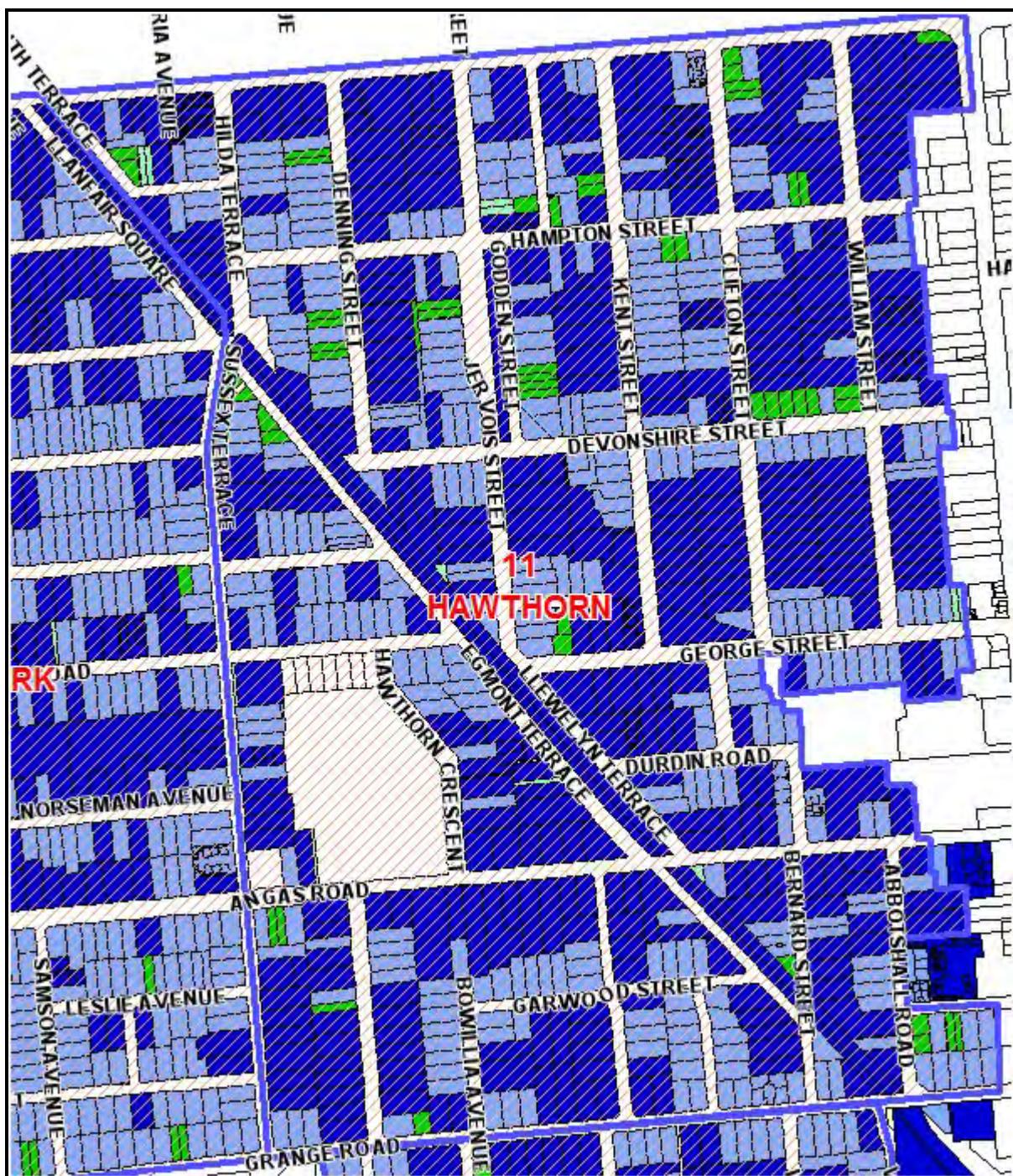
0 - 5.99	(230)
10 - 15.99	(1006)
16 - 19.99	(1545)
20 or more	(2607)
6 - 9.99	(280)

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

NAME IDENTIFIER FOR AREA: 11 - Hawthorn

Attachment 11E Lot Size



LOT SIZE

- 150 - 349
- 350 - 499
- 500 - 849
- 850 or more
- Less than 150

COUNCIL NAME: City of Mitcham
 ZONE: Residential Central Plains (Policy Area 9)
 NAME IDENTIFIER FOR AREA: 11 - Hawthorn

Attachment 11F Setbacks, Site Coverage and Private Open Space



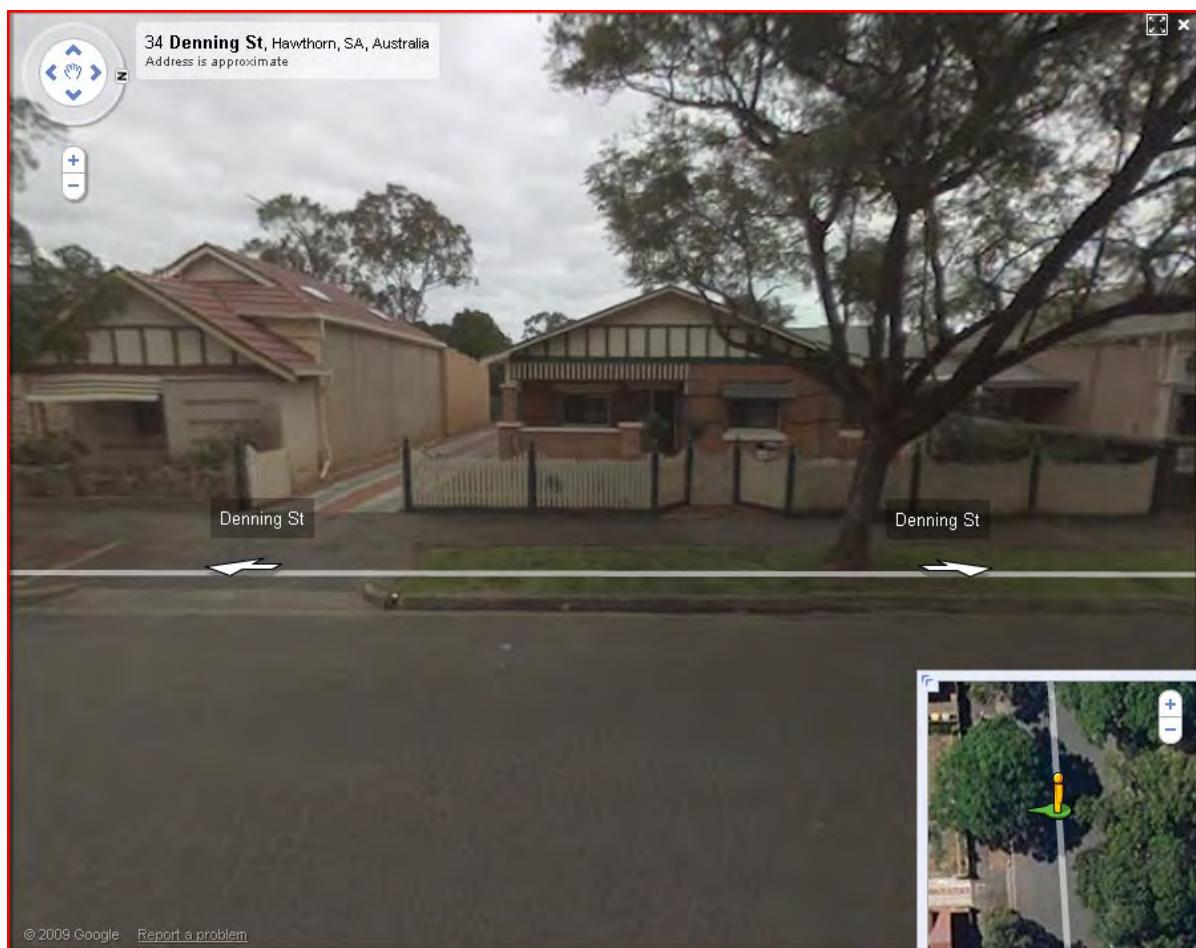
COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



© 2009 Google Report a problem



© 2009 Google Report a problem

COUNCIL NAME: City of Mitcham

ZONE: Residential Central Plains (Policy Area 9)

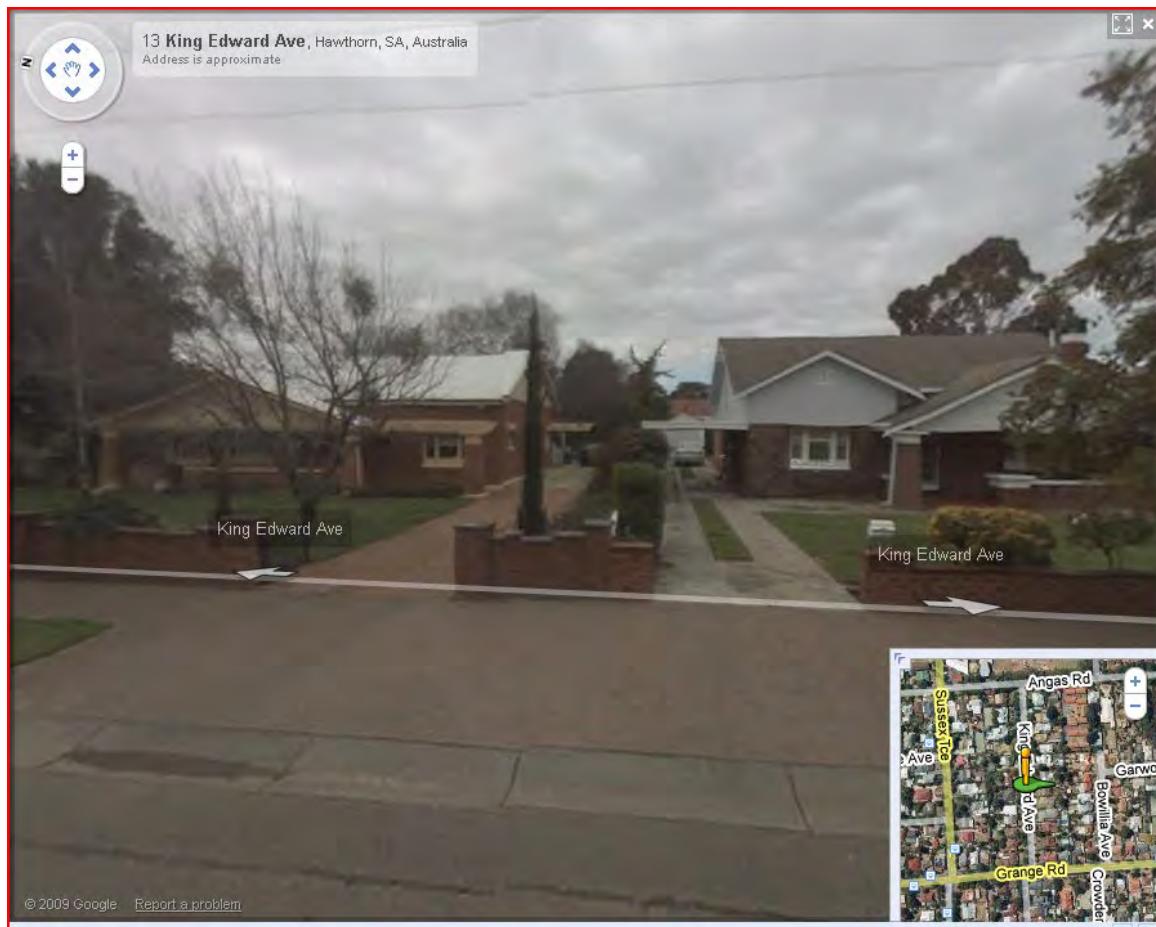
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential Central Plains (Policy Area 9)
NAME IDENTIFIER FOR AREA: 11 - Hawthorn

SUMMARY**COUNCIL NAME:** CITY OF MITCHAM**ZONE:** RESIDENTIAL (EASTERN PLAINS)**NAME IDENTIFIER FOR AREA:** 18 – SPRINGFIELD**Summary rating**

- 3 1 Land Form
- 3 2 Subdivision Pattern
- 3 3 Building Stock
- 3 4 Lot Size and Frontage
- 3 5 Setbacks, Site Coverage, Open Space

Summary Statement**1 Land Form**

Springfield Estate is located within the greater suburb of Springfield. A defining feature of both the wider suburb of Springfield, along with Springfield Estate is the topography. Springfield Estate is located in the lee of the foothills with the hillside rising steeply on its eastern and southern boundaries. To the south of Springfield Estate is Carrick Hill, with the two properties delineated in part by a creek and planted reserve. Although there are areas further east and south of the study area that experience more severe topography the nature and the layout of Springfield Estate is considered to present moderate slopes.

The importance of the topography in the initial planning of the Springfield Estate subdivision is evident in the street pattern and allotment layout that remains largely intact today. The land form combined with the extensive landscaped nature of both the street verges and individual properties along with the mature trees affords residents of this area with a high level of amenity. This high amenity value is intrinsically linked to the unique character of the area. The undulating nature of the area and irregular development parcels create a high level of privacy for residents and also visual interest by way of pleasing vistas and well screened housing stock.

2 Subdivision Pattern

The subdivision pattern of Springfield Estate is based on winding roads and attainment of pleasing visual vistas, it was not based on the traditional and known Adelaide feature of the grid pattern. As a result of this design principle the study area has a series of development parcels that are largely irregular in shape. The result of the subdivision pattern is that the wide landscaped verges and mature trees both within the public realm and on private properties dominates the character of the area.

The meandering nature of the roads is complemented by the landscaping and many mature trees that are located both to the side and within the road reserves. This element of Springfield Estate is unique in that it provides several functions, most notably is the extent to which dwellings and buildings are screened from view, the attainment of pleasing visual vistas while travelling along the meandering road and finally, the high level of amenity afforded to residents of the area.

3 Building Stock

Springfield Estate was established in 1928. It was at this point the foundations of the development were laid out and the process of implementation commenced. The meandering road layout and retention of many mature trees all contribute to a character that was unique for Adelaide at the time

This was further complemented by the undergrounding of electrical and telephone services and the introduction of co-ordinated street signage and lighting. It is these features that are considered to give rise to the character and amenity enjoyed within the area.

The building stock within the study area is best described as being eclectic.

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Pre 1940 stock in mansions(10%), Tudor (6.25%) and other inter-war constituting 2.50%. This mixture of housing ranges from early South Australian settlement and those properties associated with some of the original South Australian families and their estates, through to pre and post war housing stock and now also includes some modern housing designs. The size of the dwellings is a notable feature of the housing stock constructed at the inception of the estate in 1928, and in the following two decades. These dwellings were often architecturally designed and the building restrictions of the encumbrance which established a minimum cost for construction, resulted in dwellings that were of a considerably higher value than the 'average' home builder was able to invest at the time. Springfield Estate is defined by single dwellings on single allotments with both factors being large/generous in size. The siting of these dwellings back from the road and behind extensive landscaping has created a locality that affords residents with a level of privacy and amenity. It is apparent when travelling within 'Springfield Estate' that most houses are screened from view at the street level. It is this factor that contributes to removing the focus from the built form within the area and in turn places the emphasis on streetscape character. This last point is considered most relevant when identifying and assessing Springfield Estate as a possible Residential Neighbourhood Character Area.

The Department for Planning and Local Government criteria that a Residential Neighbourhood Character Area must have a predominant built form that was established prior to 1940 can be demonstrated in Springfield Estate's instance through the foundations that were established from 1928. Although the build out of the entire subdivision was not achieved prior to 1940 this is not considered to be a significant departure from the criteria given what was established in terms of layout, design principles, landscaping and intent by this date. It is also important to note the historical context of this date and that the impact of the Second World War in relation to the construction of new houses.

The importance of the streetscape character is further confirmed by the fact that the two listed Local Heritage items within Springfield Estate both relate to road treatments, they include, a bridge and a street light. These two points confirm that apart of the unique character of Springfield Estate is derived from the treatments at street level and public realm.

4 Lot Size and Frontage

The original pattern of land division has remained intact. The retention of the original layout is again reflected in the majority of allotment sizes found within the area, being greater than 850sqm (95%). The remaining allotments are in the 500 -85 sqm (5%) ranges. In total some 99% of the allotments still exist in their original configuration.

Allotments within the study area are all generous and predominantly in excess of 1,600 square metres. This was a key element of the original design undertaken by Springfield Limited and forms an integral part of the character of the area. This coupled with the extensive landscaping and prevalence of detached dwellings generally sited back from the road further reinforces the spacious and vegetated character of the area.

Within the area the average allotment size and frontage is 2,178 square metres and 59 metres respectively. The allotments within Springfield Estate currently range from 990 square metres to 4,681 square metres. Of the 76 allotments currently located within Springfield Estate 69 allotments or 90 percent have a site area of greater than 1,600 square metres.

The large allotment sizes within Springfield Estate are integral in forming this areas character. The, coupled with the road layout, mature street trees, and landscaping all contribute to the unique character and high amenity level of the area.

Wide frontages of greater than 20 metres (96%) again reflect and reinforce the original pattern of subdivision.

COUNCIL NAME: City of Mitcham

ZONE: Residential (Eastern Plains)

NAME IDENTIFIER FOR AREA: 18 - Springfield

5 Setbacks, Site Coverage, Open Space

Whilst only a modest percentage of pre 1940 occurred in the area as discussed above, the original pattern of land division has been maintained. These large allotments have resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies that seek to retain the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area

Designated Area

DESK-BASED ANALYSIS

1 Land Form

Contribution to character area	Slope <input type="checkbox"/> <1° <input checked="" type="checkbox"/> 1°-5° <input checked="" type="checkbox"/> 5°-10° <input type="checkbox"/> 10°-20° <input type="checkbox"/> >20°
<input checked="" type="checkbox"/> 3 Very Important <input type="checkbox"/> 2 Important <input type="checkbox"/> 1 Limited Importance	Explanation <p>Springfield Estate is located within the greater suburb of Springfield. A defining feature of both the wider suburb of Springfield, along with Springfield Estate is the topography. Springfield Estate is located in the lee of the foothills with the hillside rising steeply on its eastern and southern boundaries. To the south of Springfield Estate is Carrick Hill, with the two properties delineated in part by a creek and planted reserve. Although there are areas further east and south of the study area that experience more severe topography the nature and the layout of Springfield Estate is considered to present moderate slopes.</p> <p>The importance of the topography in the initial planning of the Springfield Estate subdivision is evident in the street pattern and allotment layout that remains largely intact today. The land form combined with the extensive landscaped nature of both the street verges and individual properties along with the mature trees affords residents of this area with a high level of amenity. This high amenity value is intrinsically linked to the unique character of the area. The undulating nature of the area and irregular development parcels create a high level of privacy for residents and also visual interest by way of pleasing vistas and well screened housing stock.</p>
	Supporting evidence Attachment Number: 18A <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other

2 Subdivision Pattern

Contribution to character area	Pattern <input type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input checked="" type="checkbox"/> Other Fit to contours <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No Street types <input type="checkbox"/> Main <input checked="" type="checkbox"/> Other, please select: <input checked="" type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes Predominant street width 15m Through traffic <input type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No
	Explanation <p>The subdivision pattern of Springfield Estate is based on winding roads and attainment of pleasing visual vistas, it was not based on the traditional and known Adelaide feature of the grid pattern. As a result of this design principle the study area has a series of development parcels that are largely irregular in shape. The result of the subdivision pattern is that the wide landscaped verges and mature trees both within the public realm and on private properties dominates the character of the area.</p> <p>The meandering nature of the roads is complemented by the landscaping and many mature trees that are located both to the side and within the road reserves. This element of Springfield Estate is unique in that it provides several functions, most notably is the extent to which dwellings and buildings are screened from view, the attainment of pleasing visual vistas while travelling along the meandering road and finally, the high level of amenity afforded to residents of the area.</p>
	Supporting evidence Attachment Number: <input type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other

3 Building Stock

Era	<input type="checkbox"/> 1836-1865 <input type="checkbox"/> 1866-1895 <input type="checkbox"/> 1896-1915 <input checked="" type="checkbox"/> 1916-1940	Percentage of area (approx.) 16.25
Style	<input checked="" type="checkbox"/> Mansion <input type="checkbox"/> Return verandah villa <input type="checkbox"/> Villa <input type="checkbox"/> Cottage <input type="checkbox"/> Row <input type="checkbox"/> Terrace <input type="checkbox"/> Bungalow <input type="checkbox"/> Art Deco <input checked="" type="checkbox"/> Tudor <input checked="" type="checkbox"/> Other inter-war <input type="checkbox"/> Pre-1940s converted	Percentage of area (approx.) 10.00 06.25 02.50
Heritage Items	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not present	
Explanation	<p>Springfield Estate was established in 1928. It was at this point the foundations of the development were laid out and the process of implementation commenced. The meandering road layout and retention of many mature trees all contribute to a character that was unique for Adelaide at the time</p> <p>This was further complemented by the undergrounding of electrical and telephone services and the introduction of co-ordinated street signage and lighting. It is these features that are considered to give rise to the character and amenity enjoyed within the area.</p> <p>The building stock within the study area is best described as being eclectic. Pre 1940 stock in mansions(10%), Tudor (6.25%) and other inter-war constituting 2.50%.This mixture of housing ranges from early South Australian settlement and those properties associated with some of the original South Australian families and their estates, through to pre and post war housing stock and now also includes some modern housing designs. The size of the dwellings is a notable feature of the housing stock constructed at the inception of the estate in 1928, and in the following two decades. These dwellings were often architecturally designed and the building restrictions of the encumbrance which established a minimum cost for construction, resulted in dwellings that were of a considerably higher value than the 'average' home builder was able to invest at the time.</p> <p>Springfield Estate is defined by single dwellings on single allotments with both factors being large/generous in size. The siting of dwellings back from the road and behind extensive landscaping has created a locality that affords residents with a level of privacy and amenity. It is apparent when travelling within 'Springfield Estate' that most houses are screened from view at the street level. It is this factor that contributes to removing the focus from the built form within the area and in turn places the emphasis on streetscape character. This last point is considered most relevant when identifying and assessing Springfield Estate as a possible Residential Neighbourhood Character Area.</p> <p>The Department for Planning and Local Government criteria that a Residential Neighbourhood Character Area must have a predominant built form that was established prior to 1940 can be demonstrated in Springfield Estate's instance through the foundations that were established from 1928. Although the build out of the entire subdivision was not achieved prior to 1940 this is not considered to be a significant departure from the criteria given what was established in terms of layout,</p>	

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

design principles, landscaping and intent by this date. It is also important to note the historical context of this date and that the impact of the Second World War in relation to the construction of new houses. The importance of the streetscape character is further confirmed by the fact that the two listed Local Heritage items within Springfield Estate both relate to road treatments, they include, a bridge and a street light. These two points confirm that apart of the unique character of Springfield Estate is derived from the treatments at street level and public realm.

Supporting evidence

Attachment Number: 18B & 18C & 18C(a)

Plan Photo Other Report from MasterPlan-Planning Consultants on behalf of the Springfield Residents Association

4 Lot Size and Frontage

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Lot sizes

Dominant range

<150m 150-350sqm 350-500sqm 500-850sqm >850sqm

> 850sqm Mixed

Frontages

Dominant range

<6m 6-10m 10-16m 16-20m >20m

16 - 20 mtrs Mixed

Explanation

The original pattern of land division has remained intact,. The retention of the original layout is again reflected in the majority of allotment sizes found within the area, being greater than 850sqm (95%), The remaining allotments are in the 500 -85 sqm (5%) ranges. In total some 99% of the allotments still exist in their original configuration.

Allotments within the study area are all generous and predominantly in excess of 1,600 square metres. This was a key element of the original design undertaken by Springfield Limited and forms an integral part of the character of the area. This coupled with the extensive landscaping and prevalence of detached dwellings generally sited back from the road further reinforces the spacious and vegetated character of the area. Within the area the average allotment size and frontage is 2,178 square metres and 59 metres respectively. The allotments within Springfield Estate currently range from 990 square metres to 4,681 square metres. Of the 76 allotments currently located within Springfield Estate 69 allotments or 90 percent have a site area of greater than 1,600 square metres. The large allotment sizes within Springfield Estate are integral in forming this areas character. The, coupled with the road layout, mature street trees, and landscaping all contribute to the unique character and high amenity level of the area.

Wide frontages of greater than 20 metres (96%) again reflect and reinforce the original pattern of subdivision.

Supporting evidence

Attachment Number: 18D & 18E

Plan Photo Other

5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Front setback	<input checked="" type="checkbox"/> <5m <input type="checkbox"/> 5-9m <input checked="" type="checkbox"/> >9m
Dominant range	>9m <input type="checkbox"/> Mixed

Side setbacks	<input checked="" type="checkbox"/> <900mm <input type="checkbox"/> 900mm-2m <input checked="" type="checkbox"/> >2m
Dominant range	.>2m <input type="checkbox"/> Mixed

Rear setback	<input type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input checked="" type="checkbox"/> >30m
Dominant range	15 - 30m <input type="checkbox"/> Mixed

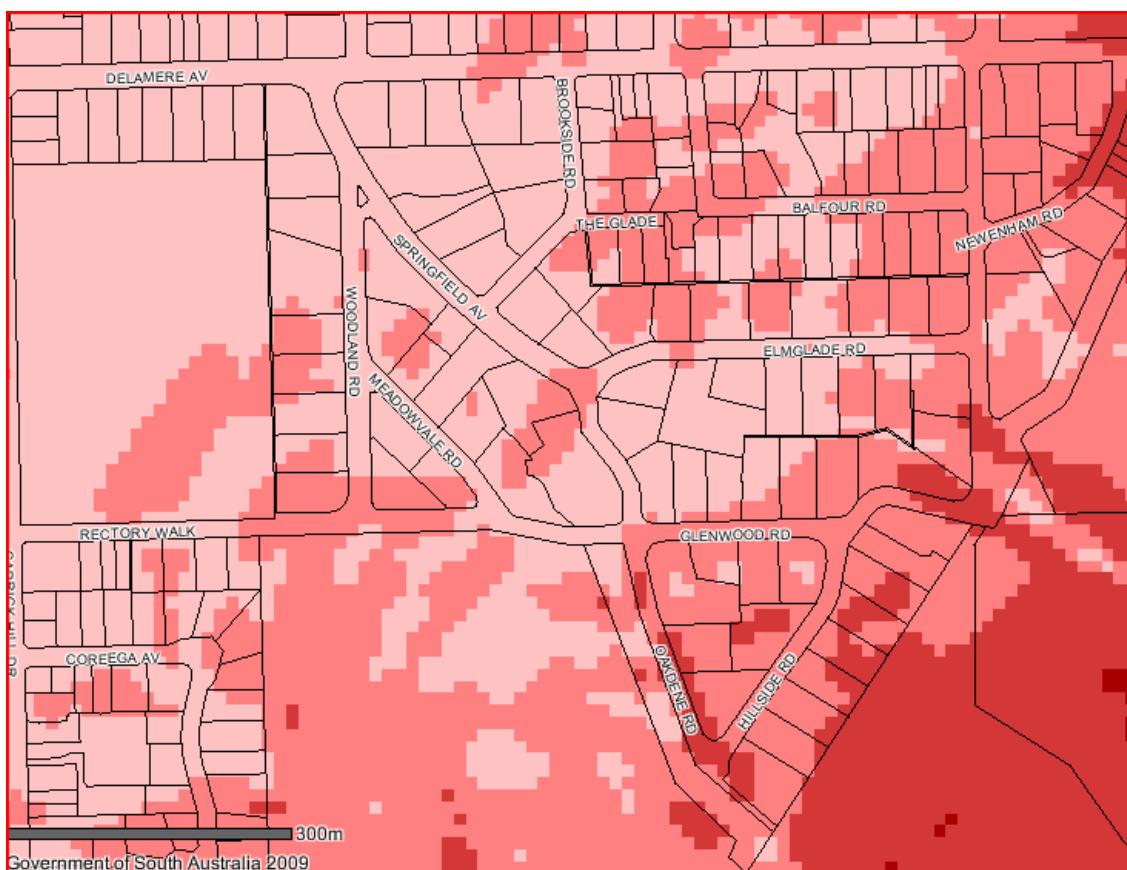
Site coverage	20- 30 percent
Dominant range	25 – 30 percent <input type="checkbox"/> Mixed

Private open space	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	300– 500sqm - sqm 300 – 500sqm 600 - 1000sqm
Dominant range	200 - 400sqm <input type="checkbox"/> Mixed	

Explanation	Whilst only a modest percentage of pre 1940 occurred in the area as discussed above, the original pattern of land division has been maintained. These large allotments have resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies that seek to retain the existing character of the locality and provisions relating to 40% site coverage. Adherence to these provisions has maintained the character of the area.
Supporting evidence	Attachment Number: 18F <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

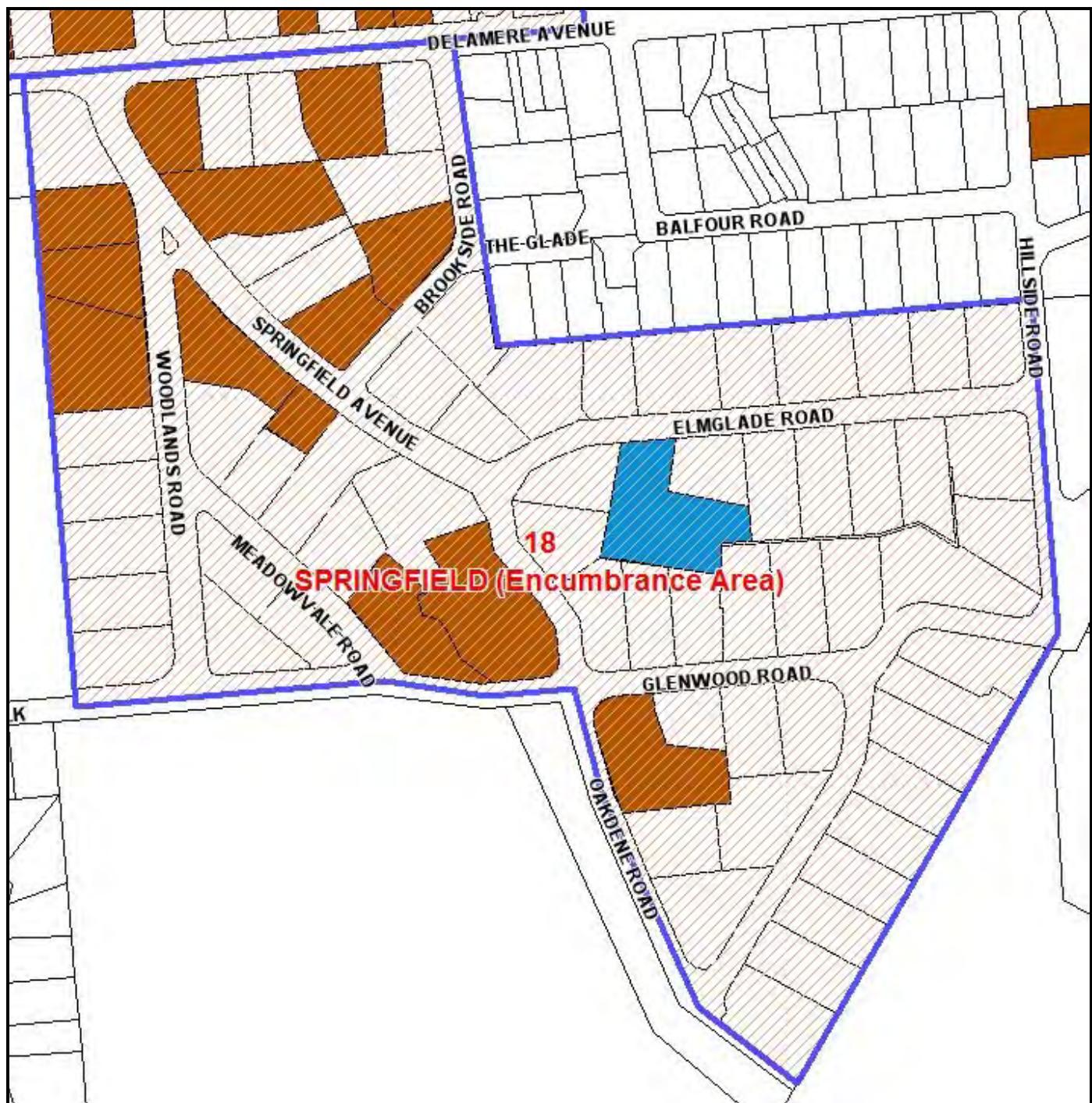
Attachment 18A Slope



- Less than 1 degree
- 1 - 5 degrees
- 5 - 10 degrees
- 10 - 20 degrees
- More than 20 degrees
- State Boundary

COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

Attachment 18B Era



Era

- █ 1800 - 1865
- █ 1866 - 1895
- █ 1896 - 1915
- █ 1916 - 1940

COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

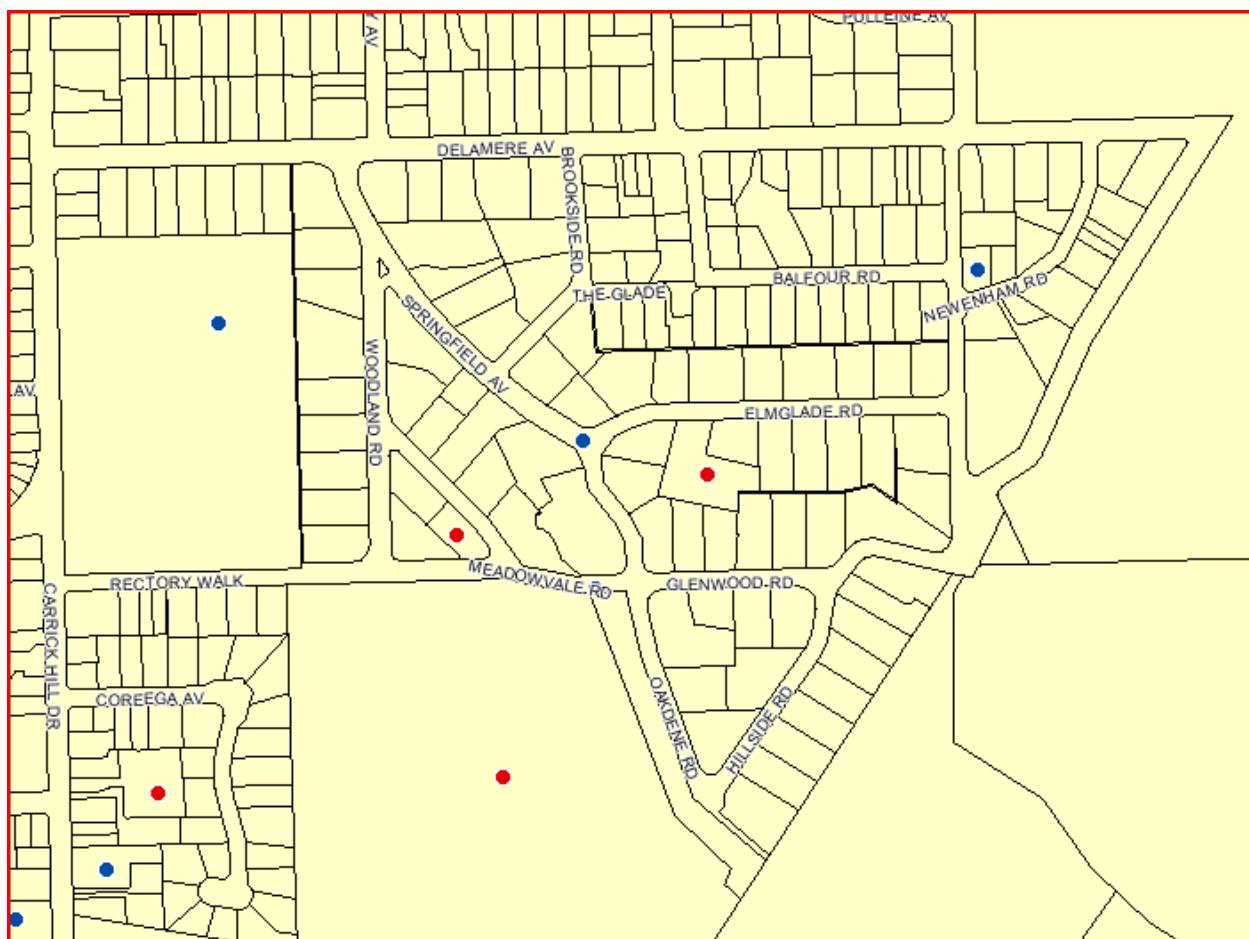
Attachment 18C Building Stock



MTM_ATLAS_NC_HouseStyle by HSE_STYLE

Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)

Attachment 18C(a) Heritage Places



Heritage site points

- State
- Local
- Contributory

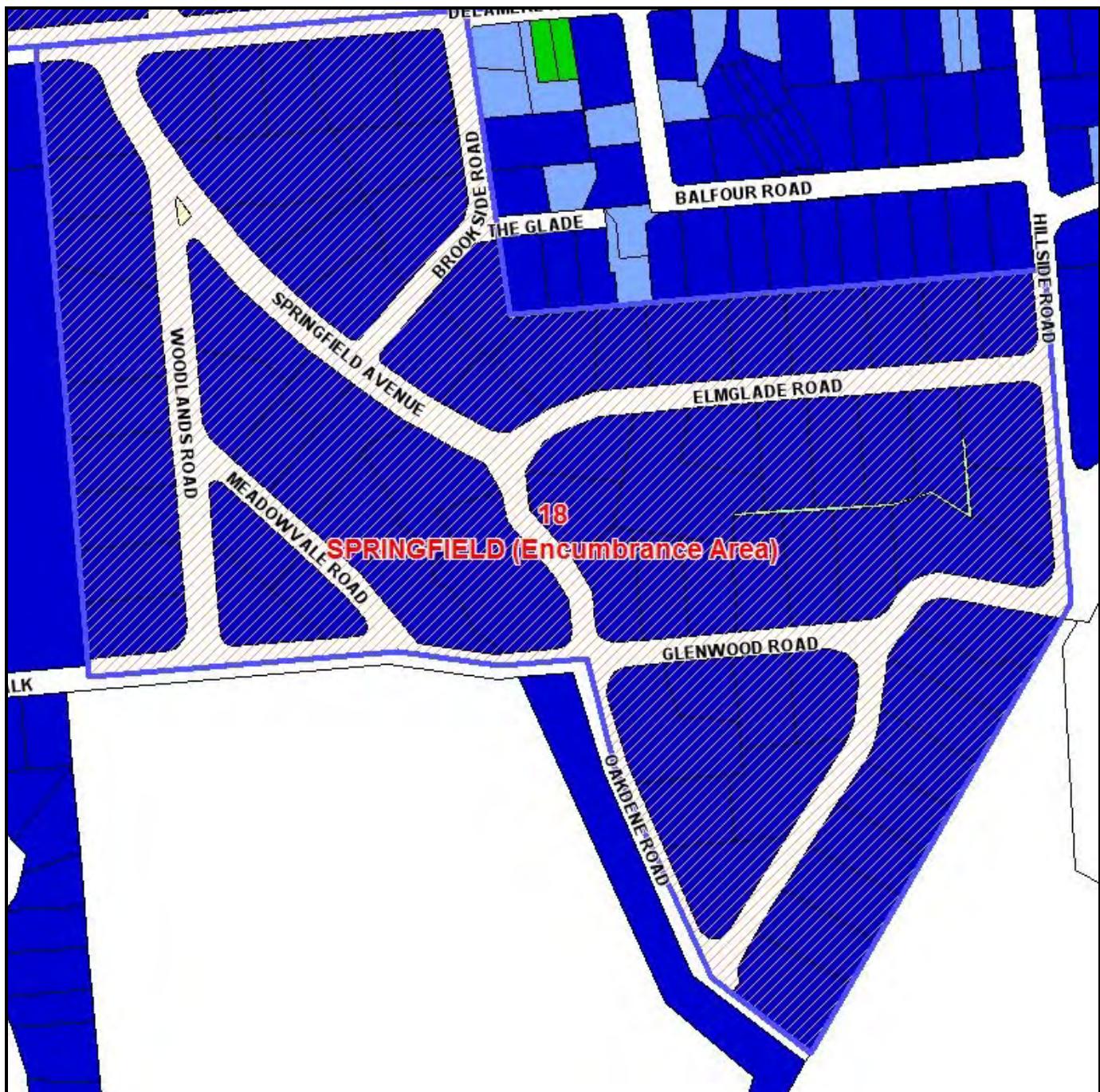
Attachment 18D Frontage



MTM_ATLAS_NC_Frontage by FRONTAGE

<input type="checkbox"/>	0 - 5.99	(230)
<input type="checkbox"/>	10 - 15.99	(1006)
<input type="checkbox"/>	16 - 19.99	(1545)
<input type="checkbox"/>	20 or more	(2607)
<input type="checkbox"/>	6 - 9.99	(280)

Attachment 18E Lot Size



LOT SIZE

- 150 - 349
- 350 - 499
- 500 - 849
- 850 or more
- Less than 150

COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

Attachment 18F Setbacks, Site Coverage and Private Open Space



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



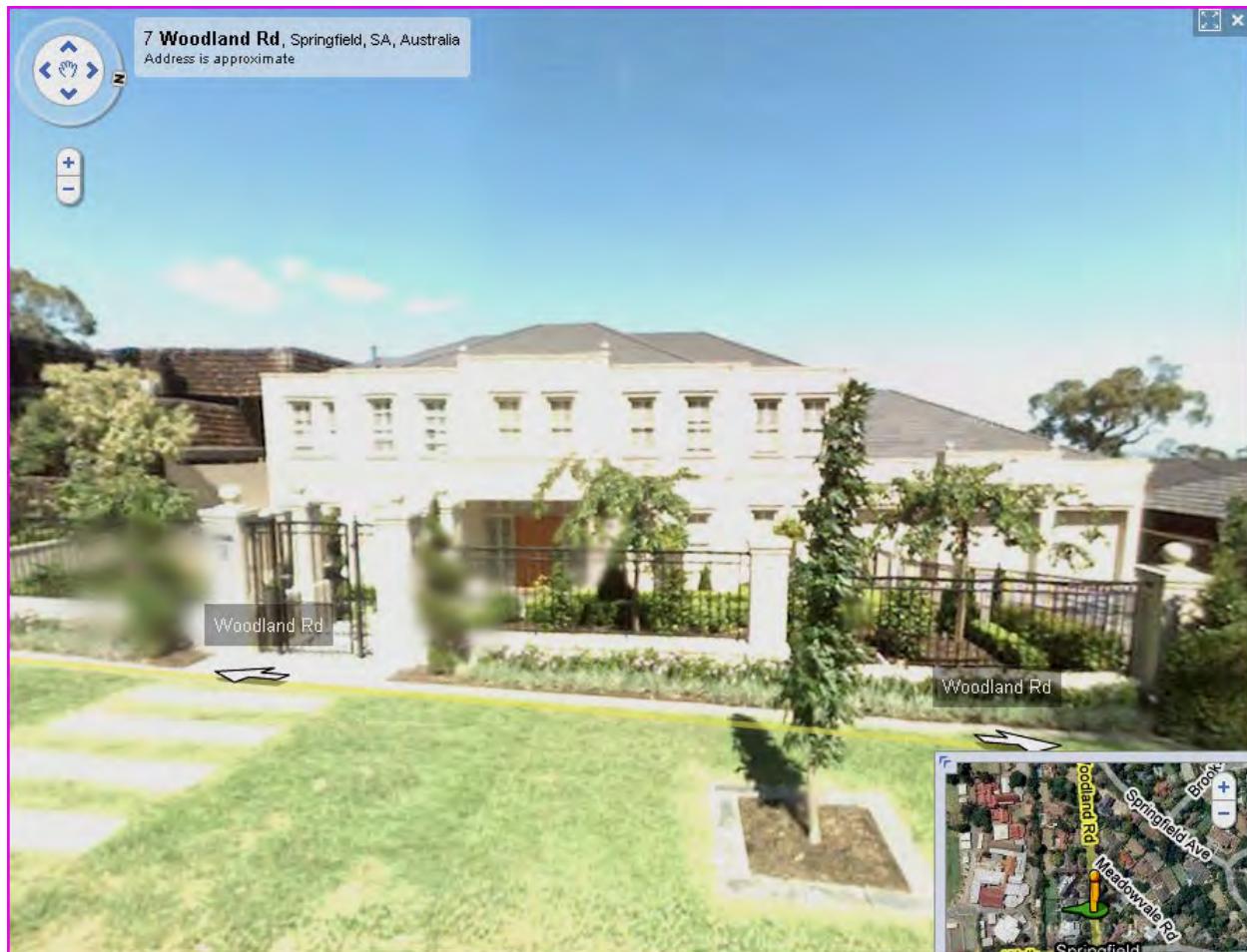
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



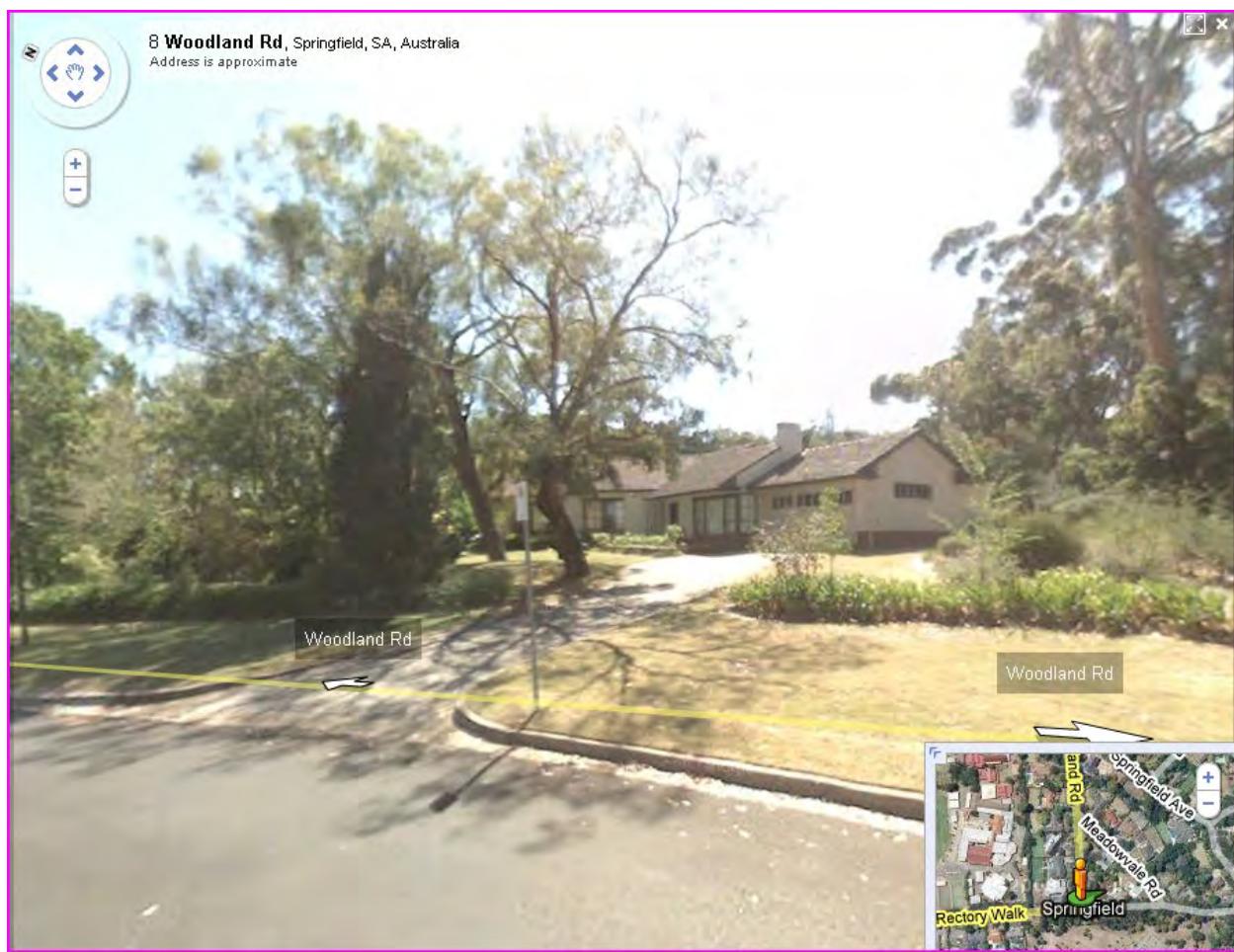
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



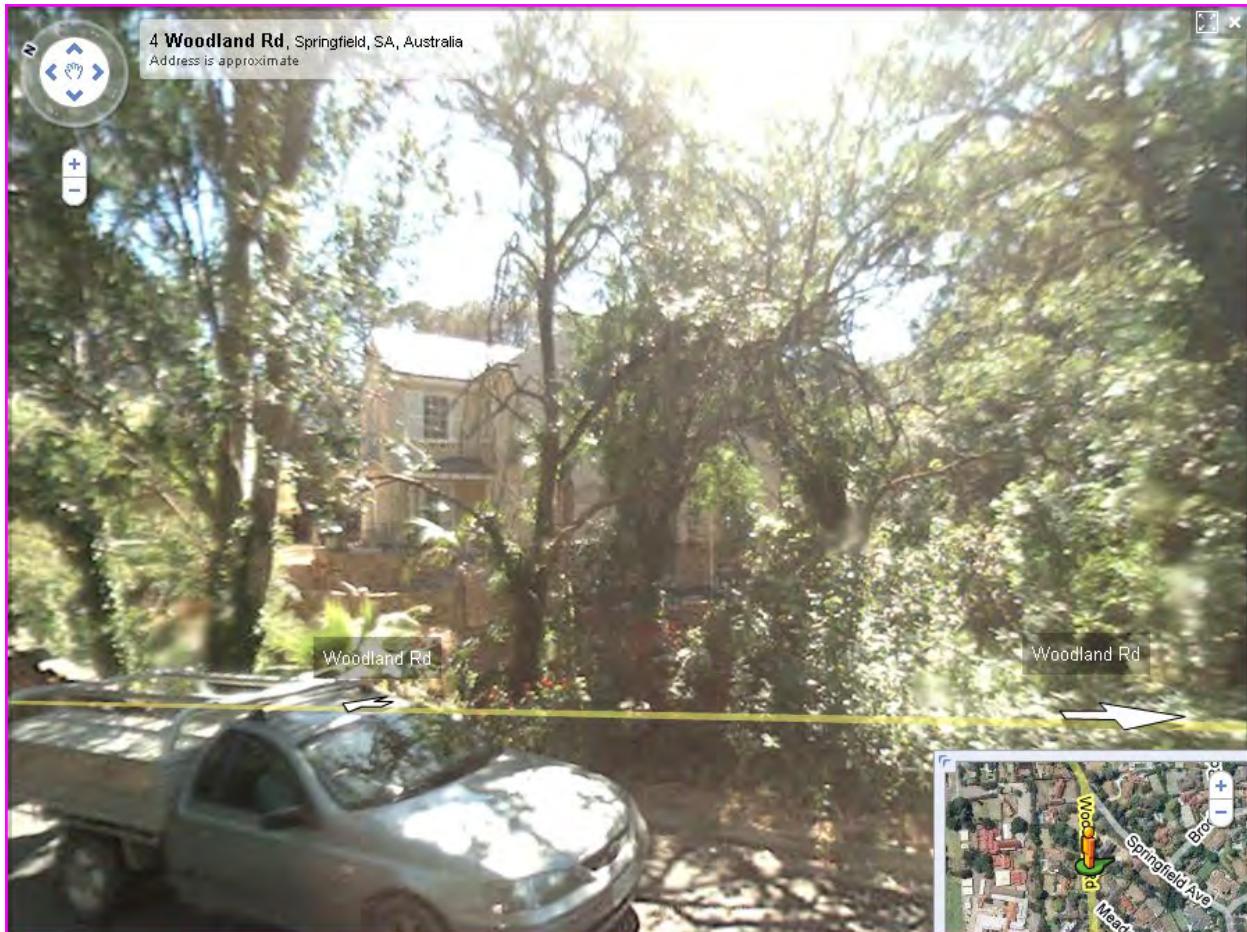
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



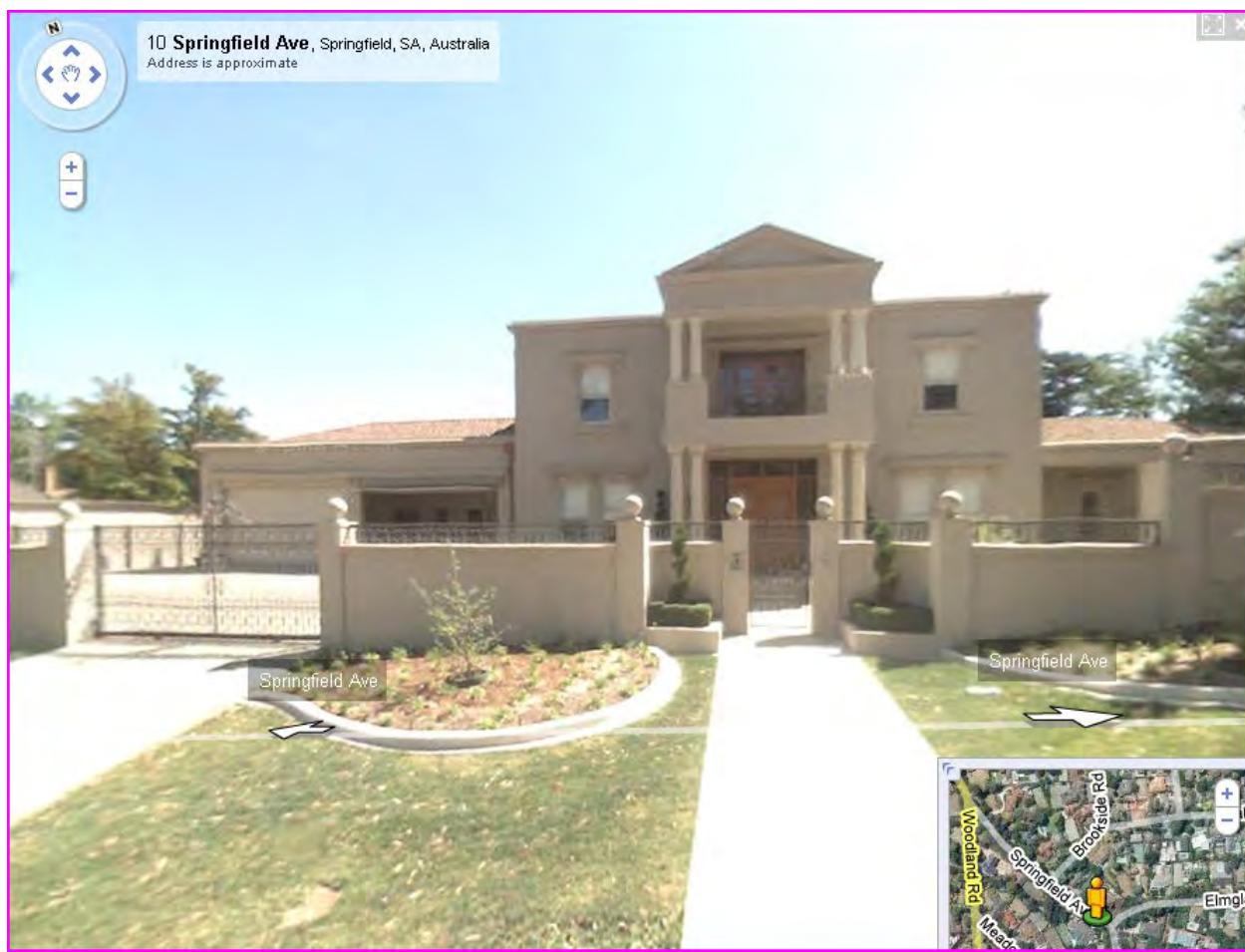
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



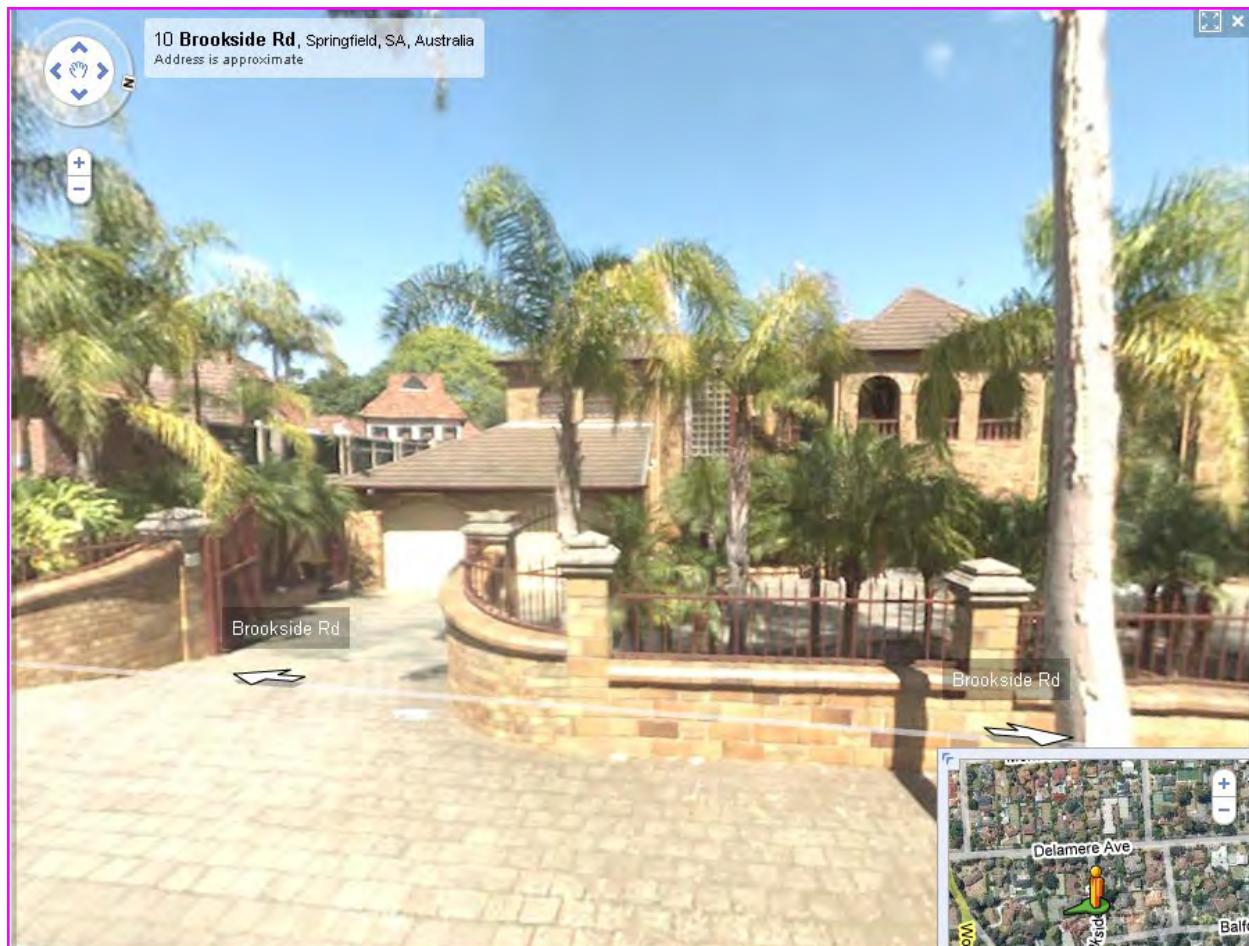
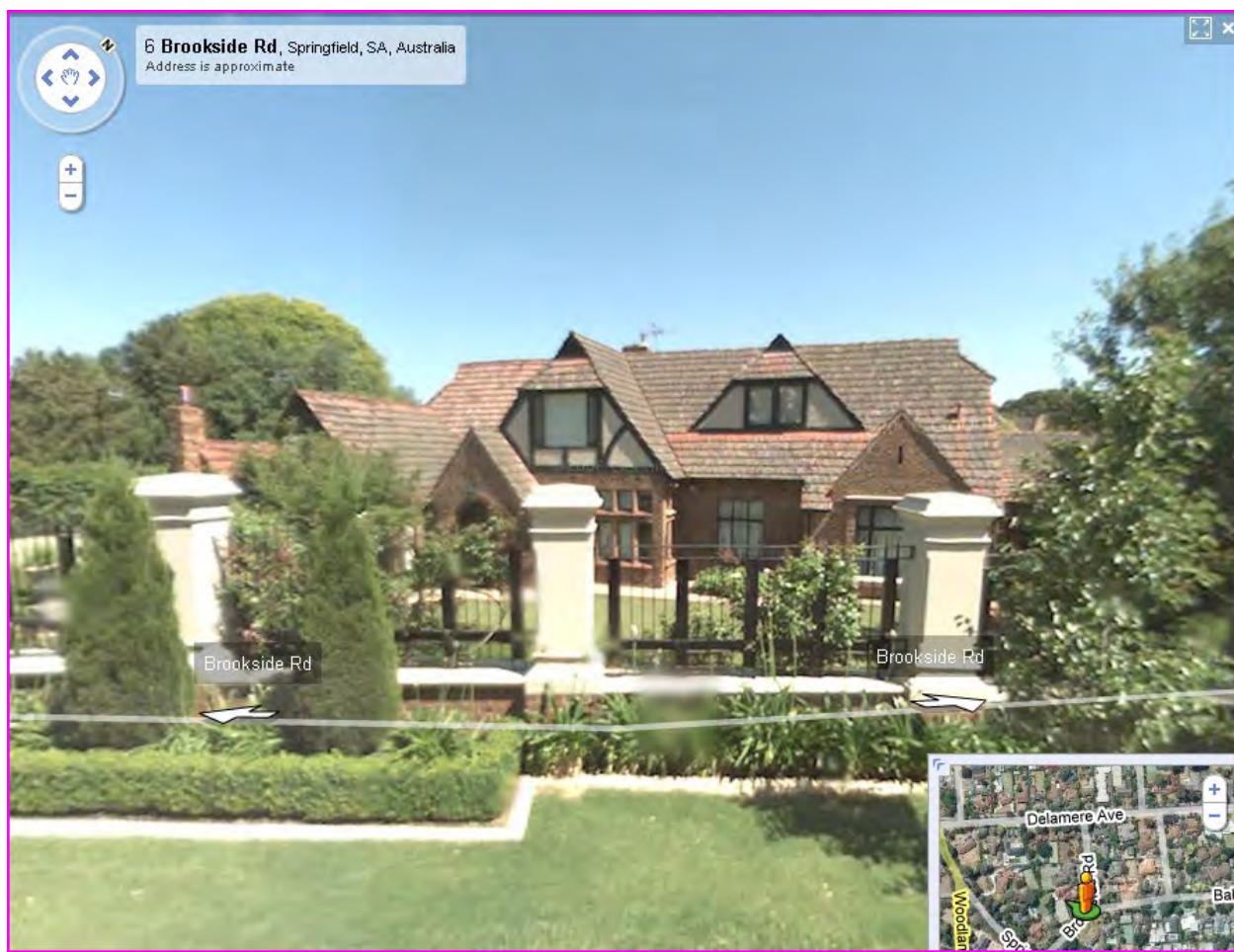
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



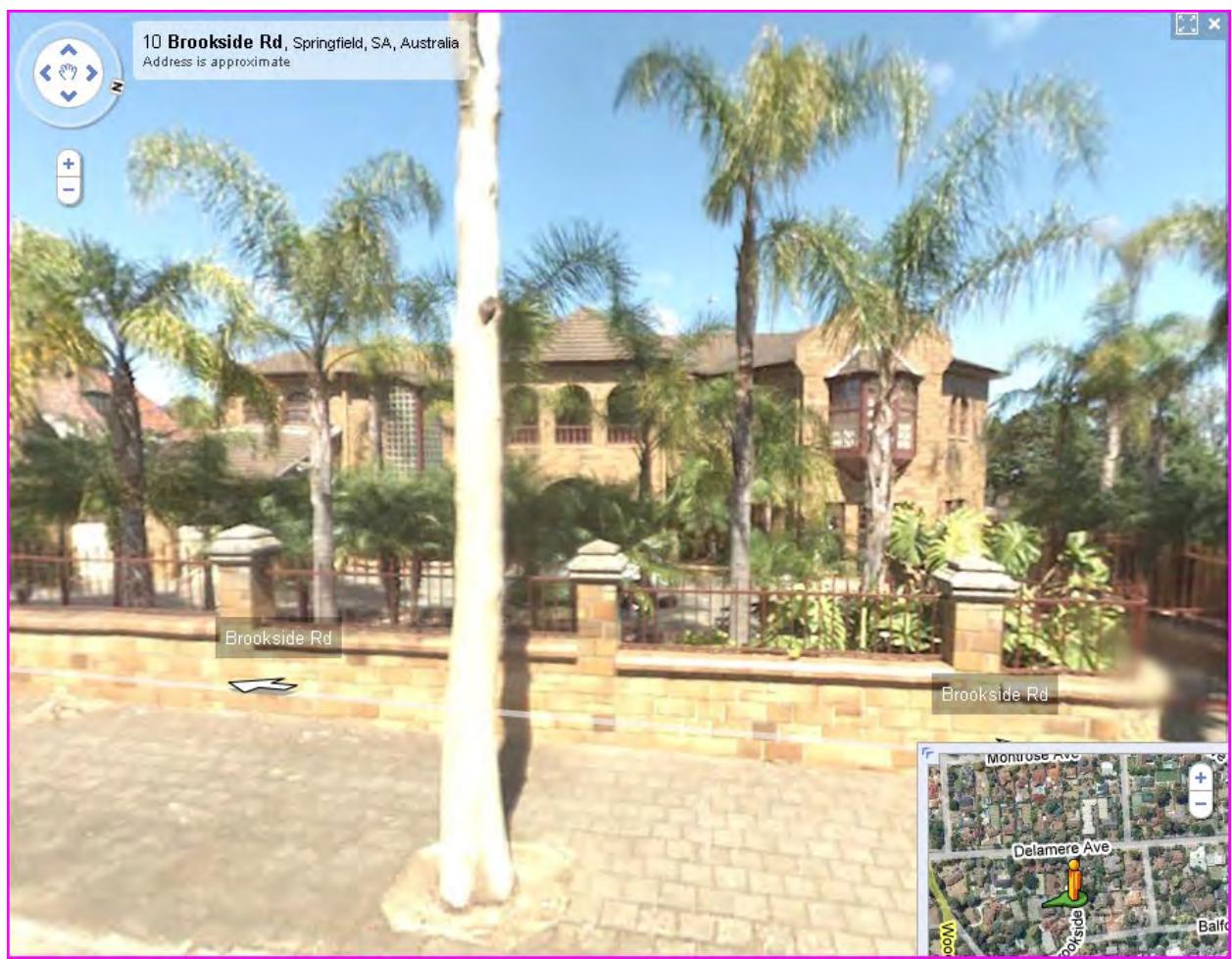
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



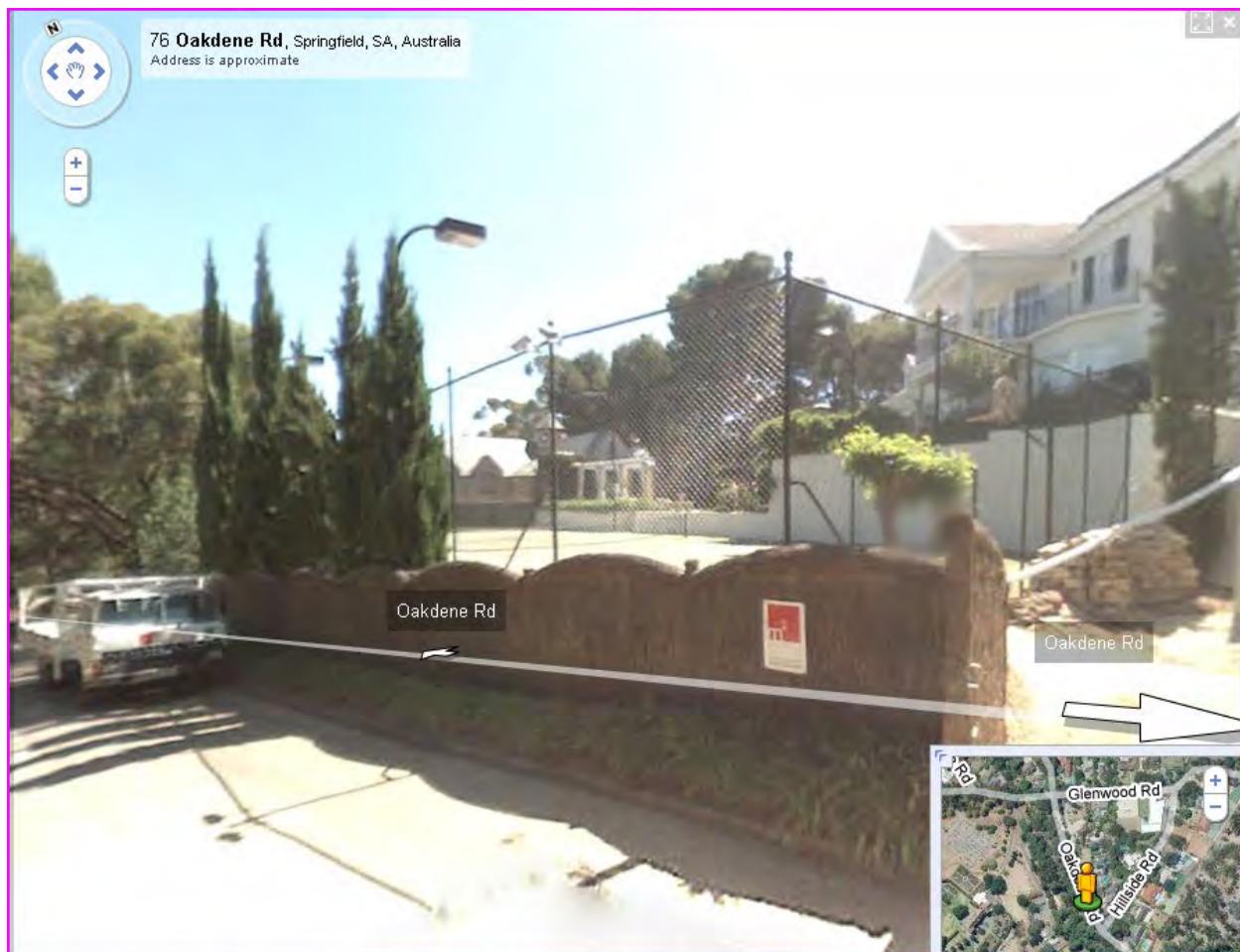
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



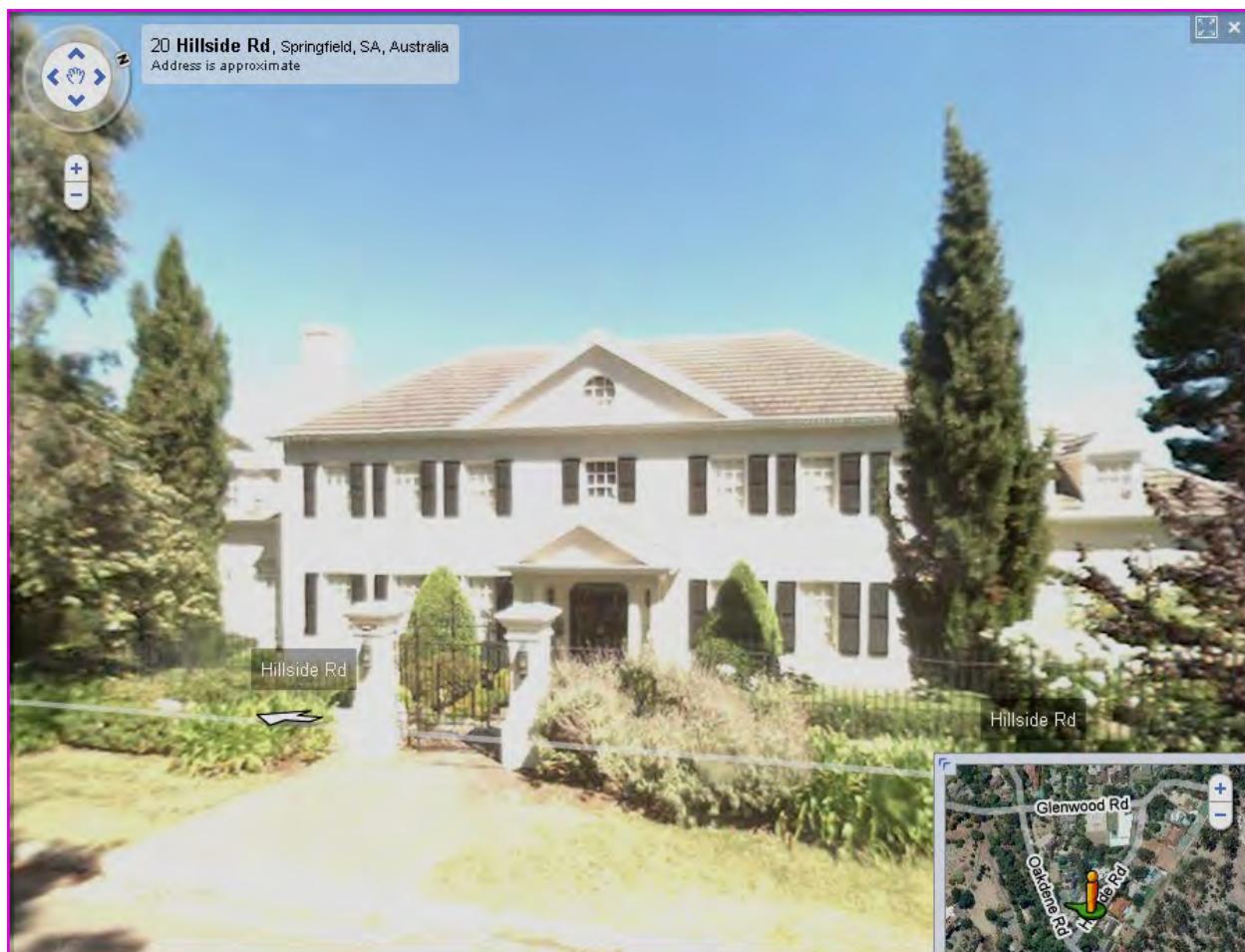
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



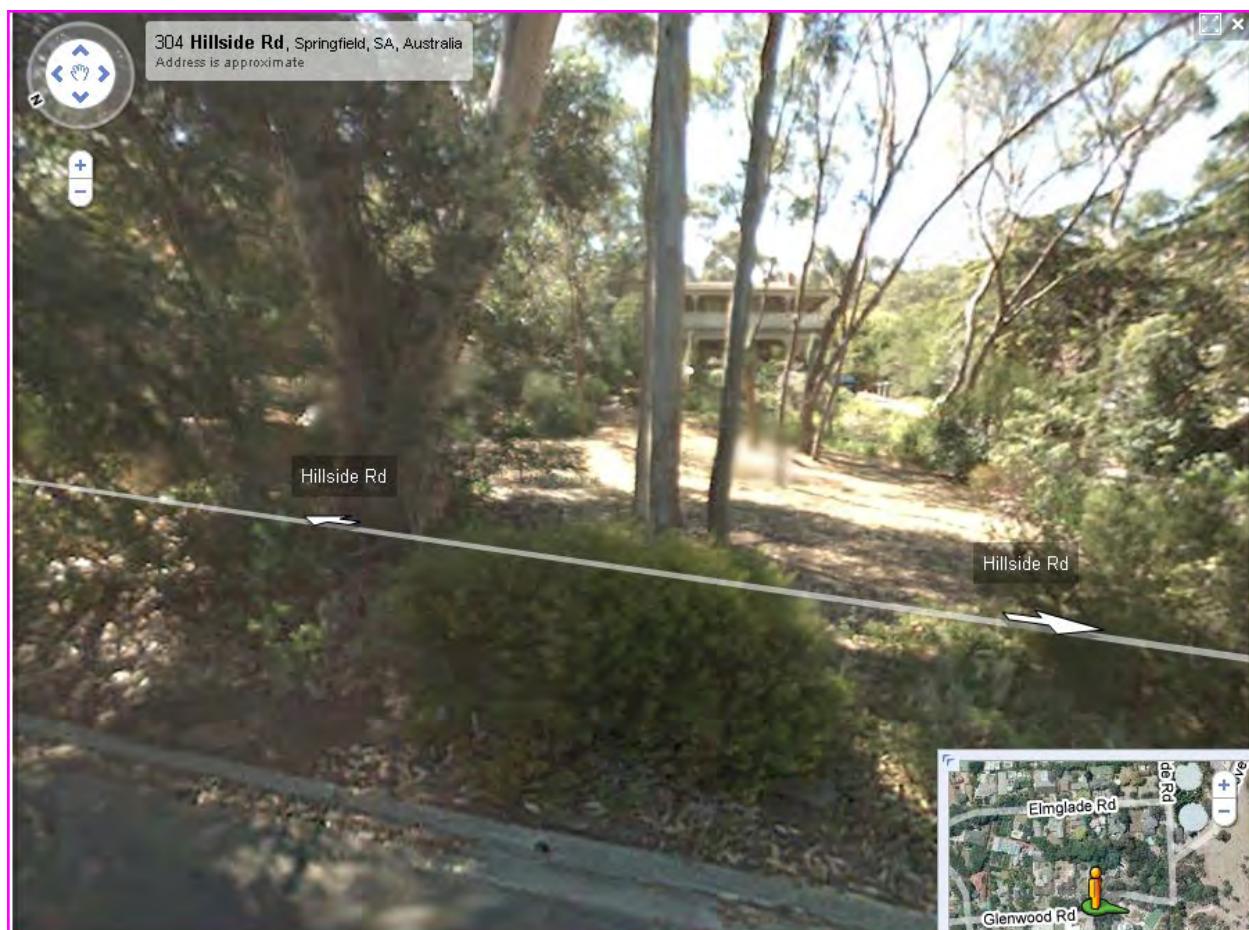
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



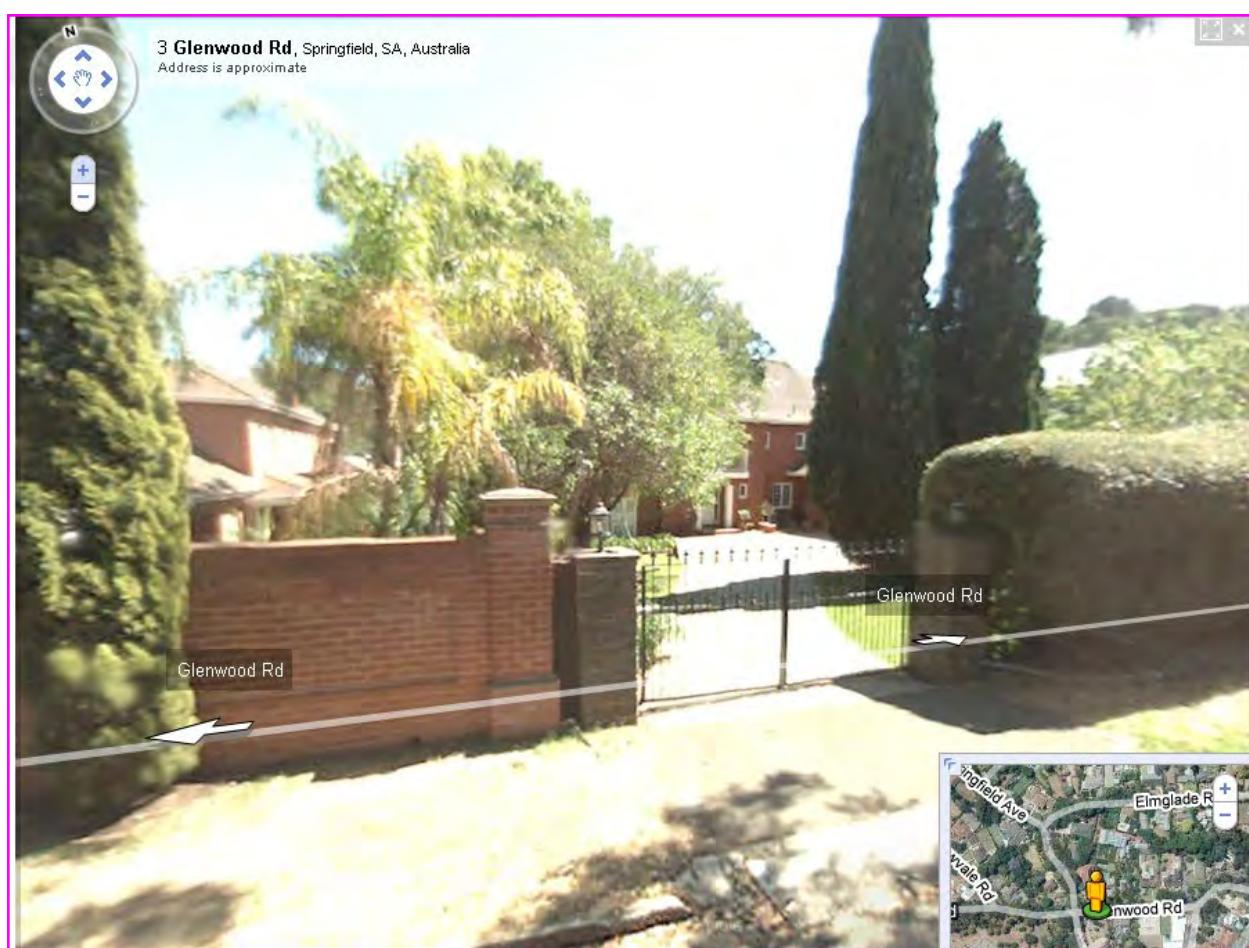
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



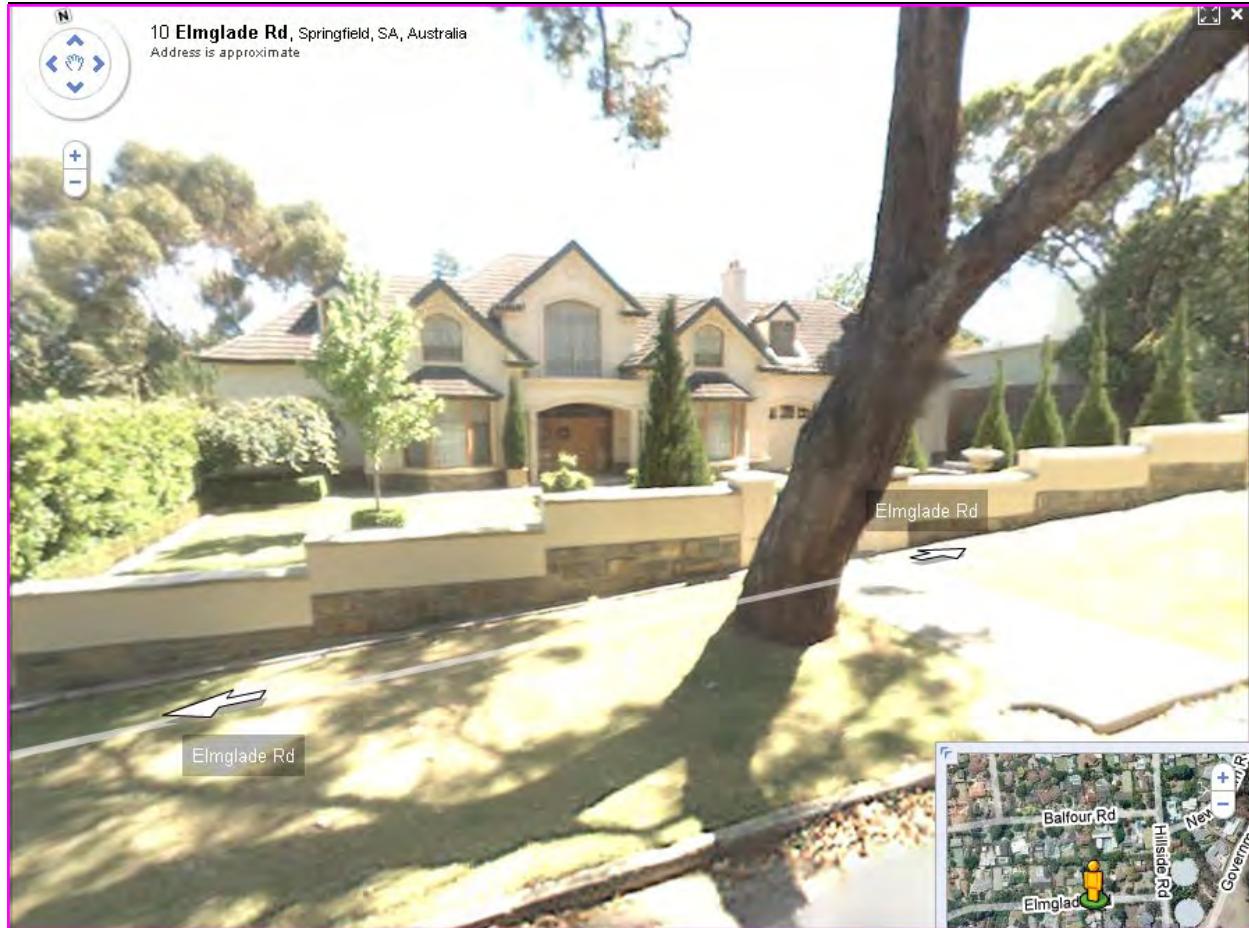
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



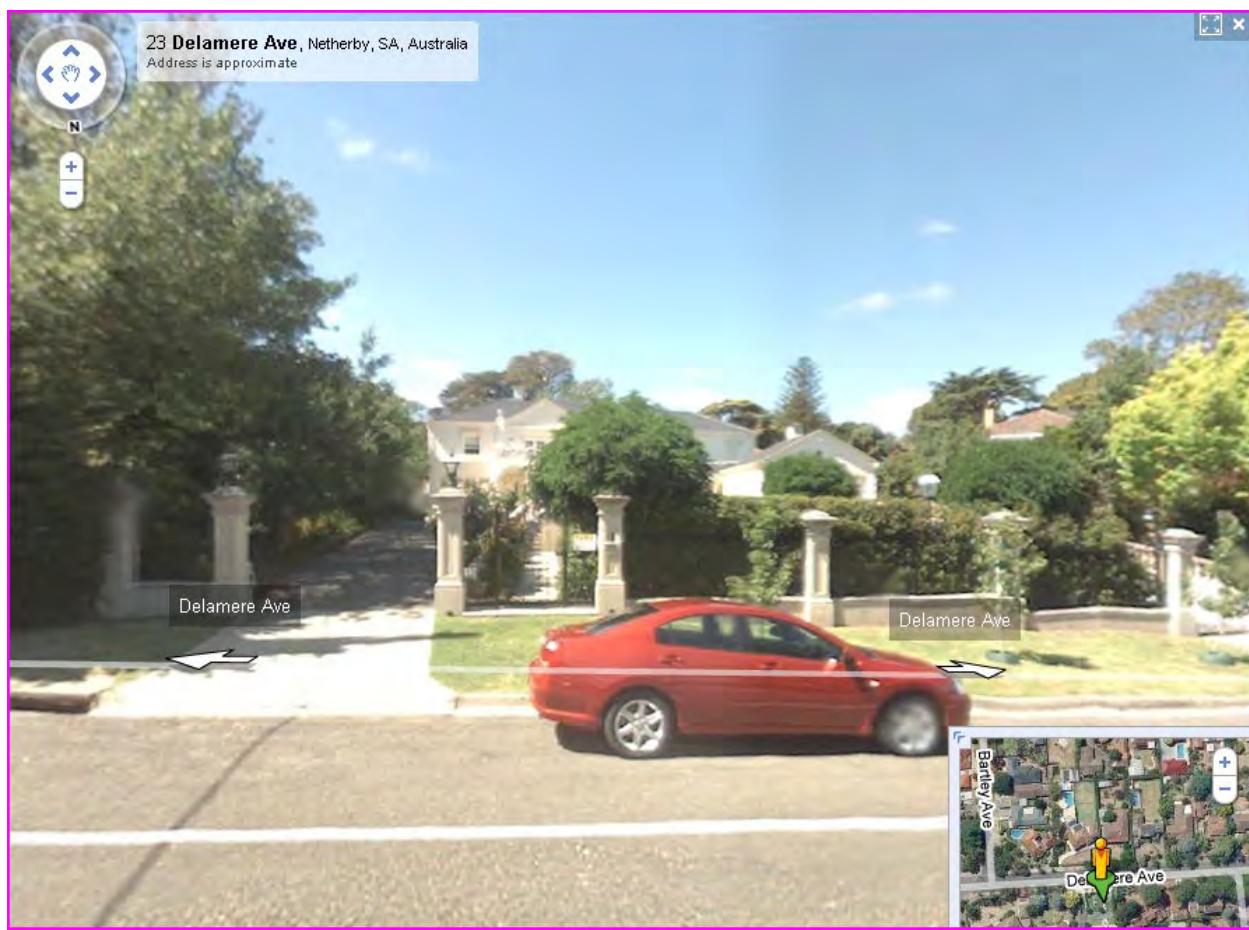
COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Eastern Plains)
NAME IDENTIFIER FOR AREA: 18 - Springfield

SUMMARY**COUNCIL NAME:** CITY OF MITCHAM**ZONE:** RESIDENTIAL (HILLS)**NAME IDENTIFIER FOR AREA:** 20 – EDEN HILLS**Summary rating**

- 3 1 Land Form**
- 3 2 Subdivision Pattern**
- 3 3 Building Stock**
- 3 4 Lot Size and Frontage**
- 3 5 Setbacks, Site Coverage, Open Space**

Summary Statement**1 Land Form**

The area comprises of steep gullies containing significant amounts remnant vegetation. The original subdivision occurred in 1885. Roads were established along the ridgelines resulting in allotments of considerable depth. The importance of the topography in the initial planning of the subdivision is evident in the street pattern and allotment layout that remains largely in tact today.

2 Subdivision Pattern

The area was originally subdivided in 1885. The resultant pattern of this area is based on winding roads along ridge lines and was not based on the traditional and known Adelaide feature of the grid pattern. As a result of this the area has a series of development parcels that are in some instances largely irregular in shape and exhibit a large depth to frontage ratio. In addition due to the presence of gullies these allotments are in some instances quite steep

3 Building Stock

This area of Eden Hills developed after the completion of the hills railway line in 1883. Some settlement had occurred prior to this date generally in the form of larger rural holdings. It was not until 1911 that more intensive residential development began resulting in the construction of the Eden Hills railway station and railway cottages. Within the next few years a post office and store were established. The Eden Hills Primary School was opened in 1916. The area west of the railway was heavily promoted in 1913. These periods of development are represented generally by the existing building stock. Some of which are either listed heritage items or are currently under review in the Heritage DPA presently being undertaken by council. The predominant forms of development in the area are the earlier pre First World War villas and cottages which represent 10% of the building stock and inter war dwellings such as Bungalow, Art Deco, and Tudor which represent some 15% of housing stock. All in all some 25% of allotments contain pre 1940 housing stock.

4 Lot Size and Frontage

The original pattern of land division/road layout has remained intact. The retention of the original layout is again reflected in the majority of allotment sizes found within the area, being greater than 850sqm (92%), and combined with the hilly and wooded landscape reinforce the essential character of the area. Over 70% of all allotments have frontages greater than 20metres.

5 Setbacks, Site Coverage, Open Space

Whilst only a modest percentage of pre 1940 occurred in the area as discussed above, the original pattern of land division has been maintained. These large allotments have resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

character of the area. The Council's Development Plan contains policies that seek to retain the existing character of the locality. Adherence to these provisions has maintained the character of the area.

Designated Area



DESK-BASED ANALYSIS

1 Land Form

Contribution to character area

Slope <1° 1°-5° 5°-10° 10°-20° >20°

- 3 Very Important
- 2 Important
- 1 Limited Importance

Explanation

The area comprises of steep gullies containing significant amounts remnant vegetation. The original subdivision occurred in 1885. Roads were established along the ridgelines resulting in allotments of considerable depth. The importance of the topography in the initial planning of the subdivision is evident in the street pattern and allotment layout that remains largely intact today.

Supporting evidence

Attachment Number: 20A
 Plan Photo Other

2 Subdivision Pattern

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Pattern	<input type="checkbox"/> Regular grid <input type="checkbox"/> Distorted grid <input checked="" type="checkbox"/> Other
Fit to contours	<input type="checkbox"/> Yes <input type="checkbox"/> Partially <input checked="" type="checkbox"/> No
Street types	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Other, please select: <input type="checkbox"/> Collector <input checked="" type="checkbox"/> Local <input type="checkbox"/> Rear lanes
Predominant street width	15m
Through traffic	<input type="checkbox"/> Yes <input type="checkbox"/> Partially <input type="checkbox"/> No

Explanation

The area was originally subdivided in 1885. The resultant pattern of this area is based on winding roads along ridge lines and was not based on the traditional and known Adelaide feature of the grid pattern. As a result of this the Y area has a series of development parcels that are in some instances largely irregular in shape and exhibit a large depth to frontage ratio. In addition due to the presence of gullies these allotments are in some instances quite steep

Supporting evidence

Attachment Number:
 Plan Photo Other

3 Building Stock

Contribution to character area

- 3 Very Important
 2 Important
 1 Limited Importance

Era	Percentage of area (approx.)
<input type="checkbox"/> 1836-1865	01.00
<input checked="" type="checkbox"/> 1866-1895	07.00
<input checked="" type="checkbox"/> 1896-1915	14.00
<input checked="" type="checkbox"/> 1916-1940	
Style	Percentage of area (approx.)
<input type="checkbox"/> Mansion	04.00
<input checked="" type="checkbox"/> Return verandah villa	04.00
<input checked="" type="checkbox"/> Villa	01.20
<input checked="" type="checkbox"/> Cottage	
<input type="checkbox"/> Row	
<input type="checkbox"/> Terrace	
<input checked="" type="checkbox"/> Bungalow	13.00
<input checked="" type="checkbox"/> Art Deco	01.00
<input checked="" type="checkbox"/> Tudor	01.00
<input checked="" type="checkbox"/> Other inter-war	00.25
<input type="checkbox"/> Pre-1940s converted	
<input checked="" type="checkbox"/> Present	
<input type="checkbox"/> Not present	

Explanation

This area of Eden Hills developed after the completion of the hills railway line in 1883. Some settlement had occurred prior to this date generally in the form of larger rural holdings. It was not until 1911 that more intensive residential development began resulting in the construction of the Eden Hills railway station and railway cottages. Within the next few years a post office and store were established. The Eden Hills Primary School was opened in 1916. The area west of the railway was heavily promoted in 1913. These periods of development are represented generally by the existing building stock. Some of which are either listed heritage items or are currently under review in the Heritage DPA presently being undertaken by council. The predominant forms of development in the area are the earlier pre First World War villas and cottages which represent 10% of the building stock and inter war dwellings such as Bungalow, Art Deco, and Tudor which represent some 15% of housing stock. All in all some 25% of allotments contain pre 1940 housing stock.;

Supporting evidence

Attachment Number: 20B & 20C & 20C(a)
 Plan Photo Other

COUNCIL NAME: City of Mitcham**ZONE:** Residential (Hills)**NAME IDENTIFIER FOR AREA:** 20 – Eden Hills

4 Lot Size and Frontage

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Lot sizes Dominant range	<input type="checkbox"/> <150m <input type="checkbox"/> 150-350sqm <input checked="" type="checkbox"/> 350-500sqm <input checked="" type="checkbox"/> 500-850sqm <input checked="" type="checkbox"/> >850sqm <input type="checkbox"/> > 850sqm <input type="checkbox"/> Mixed
Frontages Dominant range	<input type="checkbox"/> <6m <input type="checkbox"/> 6-10m <input checked="" type="checkbox"/> 10-16m <input checked="" type="checkbox"/> 16-20m <input checked="" type="checkbox"/> >20m <input type="checkbox"/> 16 -20mtrs <input type="checkbox"/> Mixed
Explanation	<p>The original pattern of land division/road layout has remained intact. The retention of the original layout is again reflected in the majority of allotment sizes found within the area, being greater than 850sqm (92%), and combined with the hilly and wooded landscape reinforce the essential character of the area.</p> <p>Over 70% of all allotments have frontages greater than 20metres.</p>
Supporting evidence	Attachment Number: 20D & 20E <input checked="" type="checkbox"/> Plan <input type="checkbox"/> Photo <input type="checkbox"/> Other

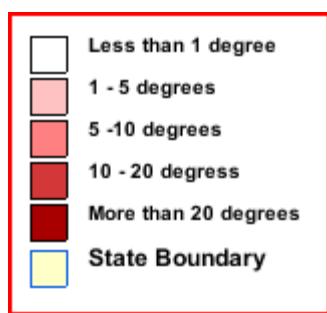
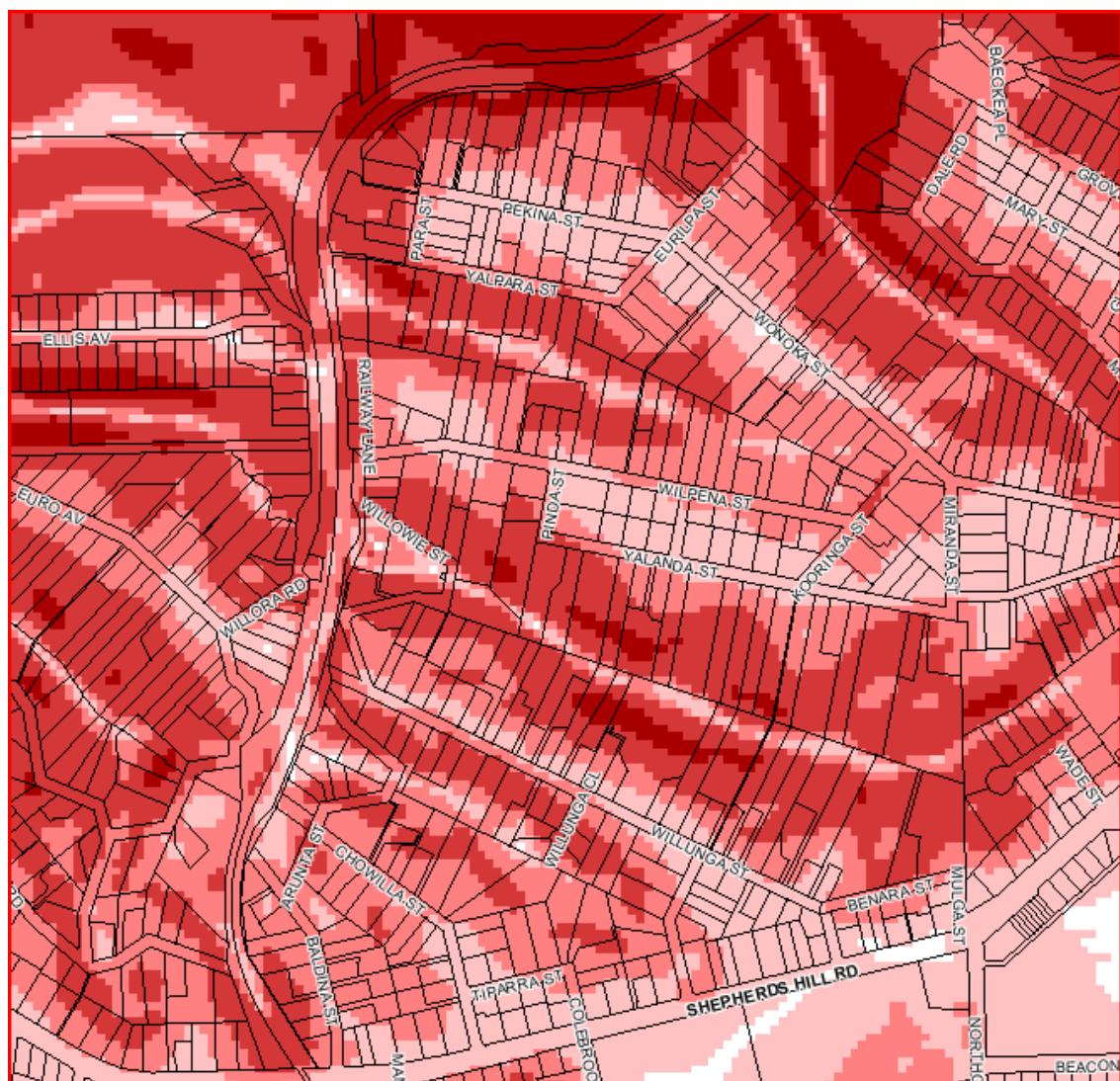
5 Setbacks, Site Coverage and Private Open Space

Contribution to character area

 3 Very Important 2 Important 1 Limited Importance

Front setback Dominant range	<input checked="" type="checkbox"/> <5m <input checked="" type="checkbox"/> 5-9m <input checked="" type="checkbox"/> >9m <input type="checkbox"/> >9m <input type="checkbox"/> Mixed				
Side setbacks Dominant range	<input checked="" type="checkbox"/> <900mm <input type="checkbox"/> 900mm-2m <input checked="" type="checkbox"/> >2m <input type="checkbox"/> >2m <input type="checkbox"/> Mixed				
Rear setback Dominant range	<input type="checkbox"/> <3m <input type="checkbox"/> 3-15m <input checked="" type="checkbox"/> 15-30m <input checked="" type="checkbox"/> >30m <input type="checkbox"/> > 30m <input type="checkbox"/> Mixed				
Site coverage Dominant range	15-30% percent 15 – 25% percent <input type="checkbox"/> Mixed				
Private open space Dominant range	<table border="1" style="width: 100%;"> <tr> <td style="padding: 5px;"> <input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total </td> <td style="padding: 5px; vertical-align: top;"> 300– 500sqm - sqm 300 – 500sqm 600 - 1000sqm </td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;"> 200 - 400sqm <input type="checkbox"/> Mixed </td> </tr> </table>	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	300– 500sqm - sqm 300 – 500sqm 600 - 1000sqm	200 - 400sqm <input type="checkbox"/> Mixed	
<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Total	300– 500sqm - sqm 300 – 500sqm 600 - 1000sqm				
200 - 400sqm <input type="checkbox"/> Mixed					
Explanation	<p>Whilst only a modest percentage of pre 1940 occurred in the area as discussed above, the original pattern of land division has been maintained. These large allotments have resulted in relatively low site coverage with significant areas of private open space both to the front and rear of the dwellings. The width of the allotments has provided for good separation between buildings and contributes to the overall character of the area. The Council's Development Plan contains policies that seek to retain the existing character of the locality. Adherence to these provisions has maintained the character of the area.</p>				
Supporting evidence	Attachment Number: 20F <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Photo <input type="checkbox"/> Other				

Attachment 20A Slope

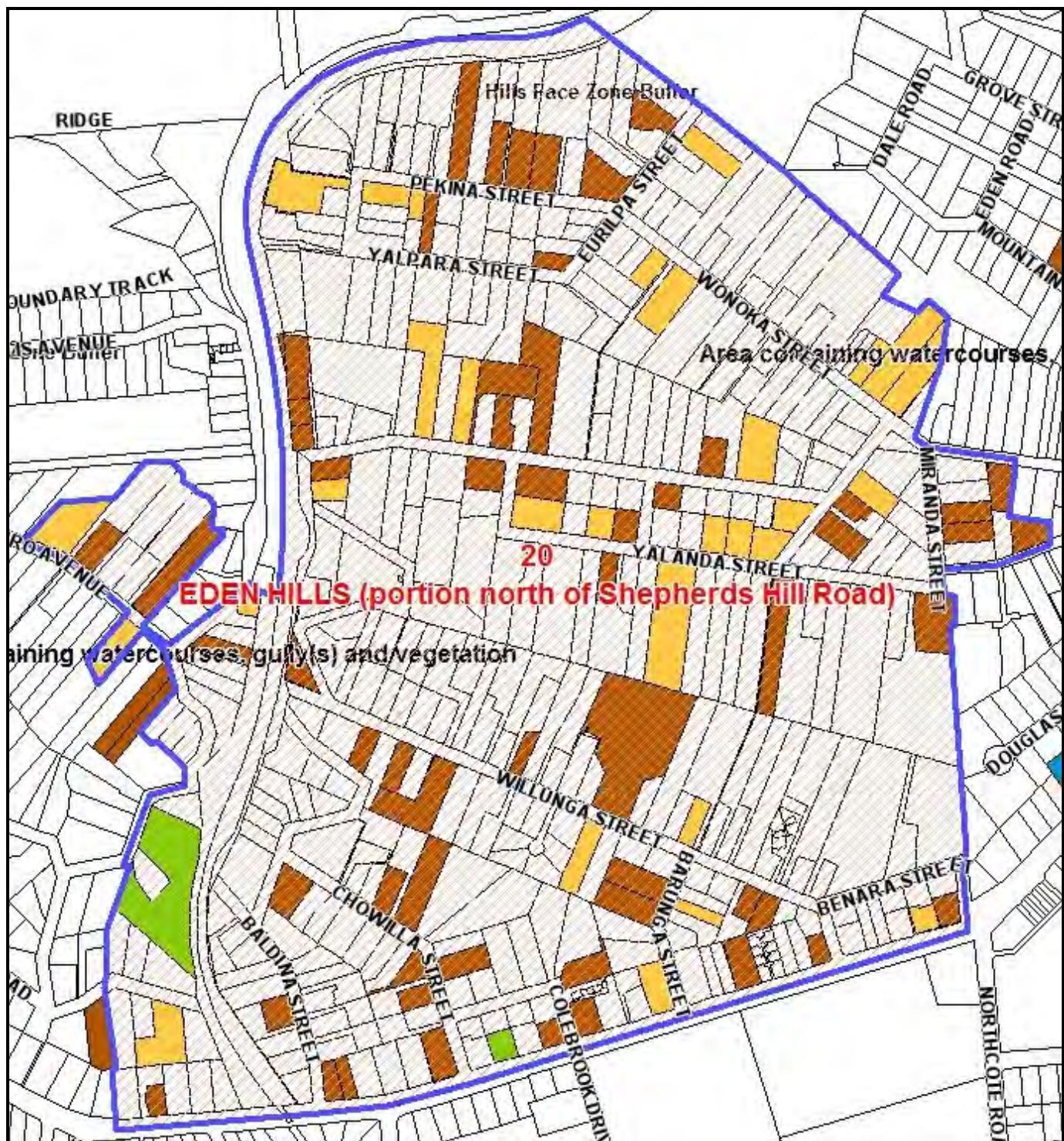


COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20B Era



Era

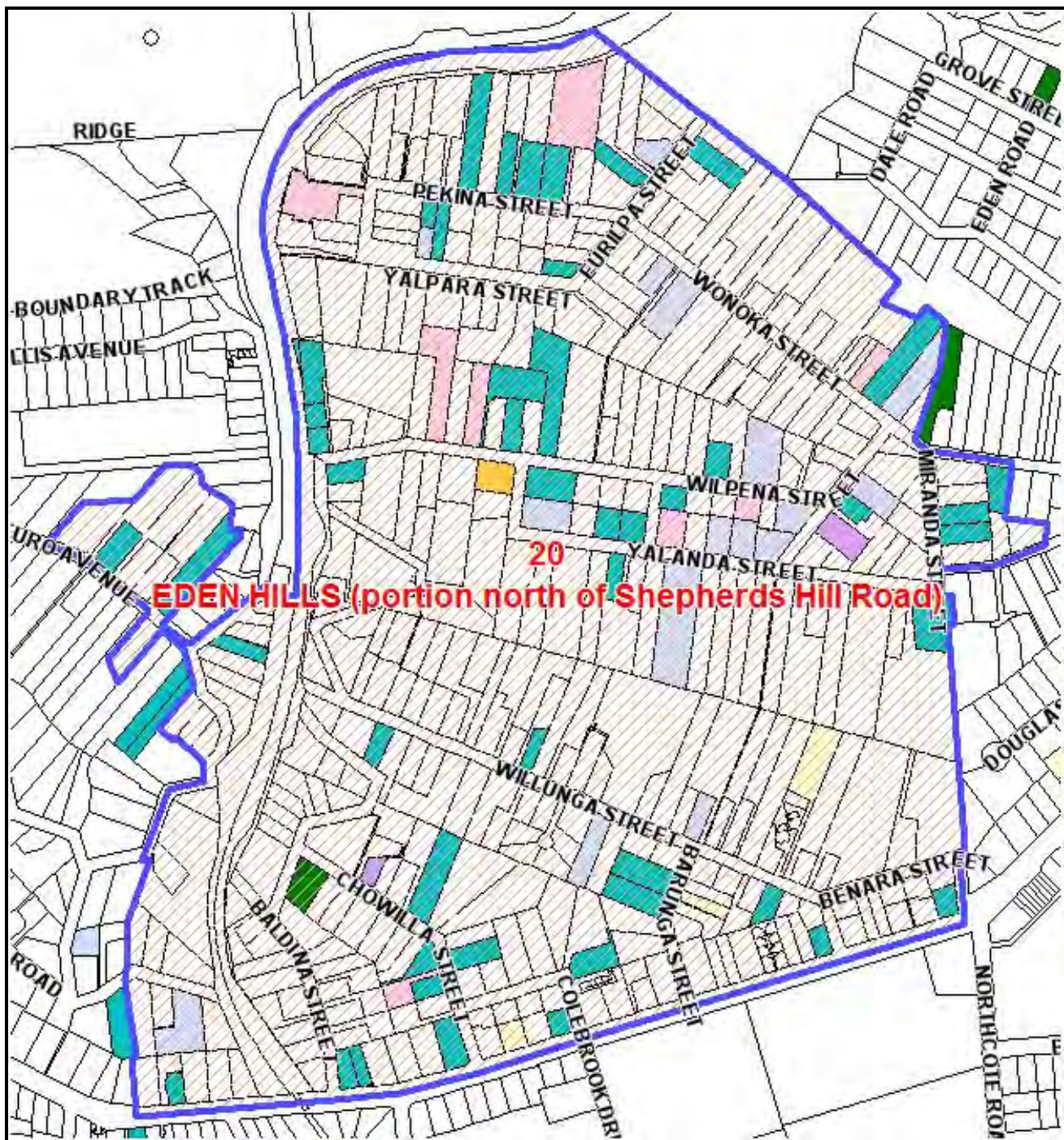
- █ 1800 - 1865
- █ 1866 - 1895
- █ 1896 - 1915
- █ 1916 - 1940

COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20C Building Stock



MTM_ATLAS_NC_HouseStyle by HSE_STYLE

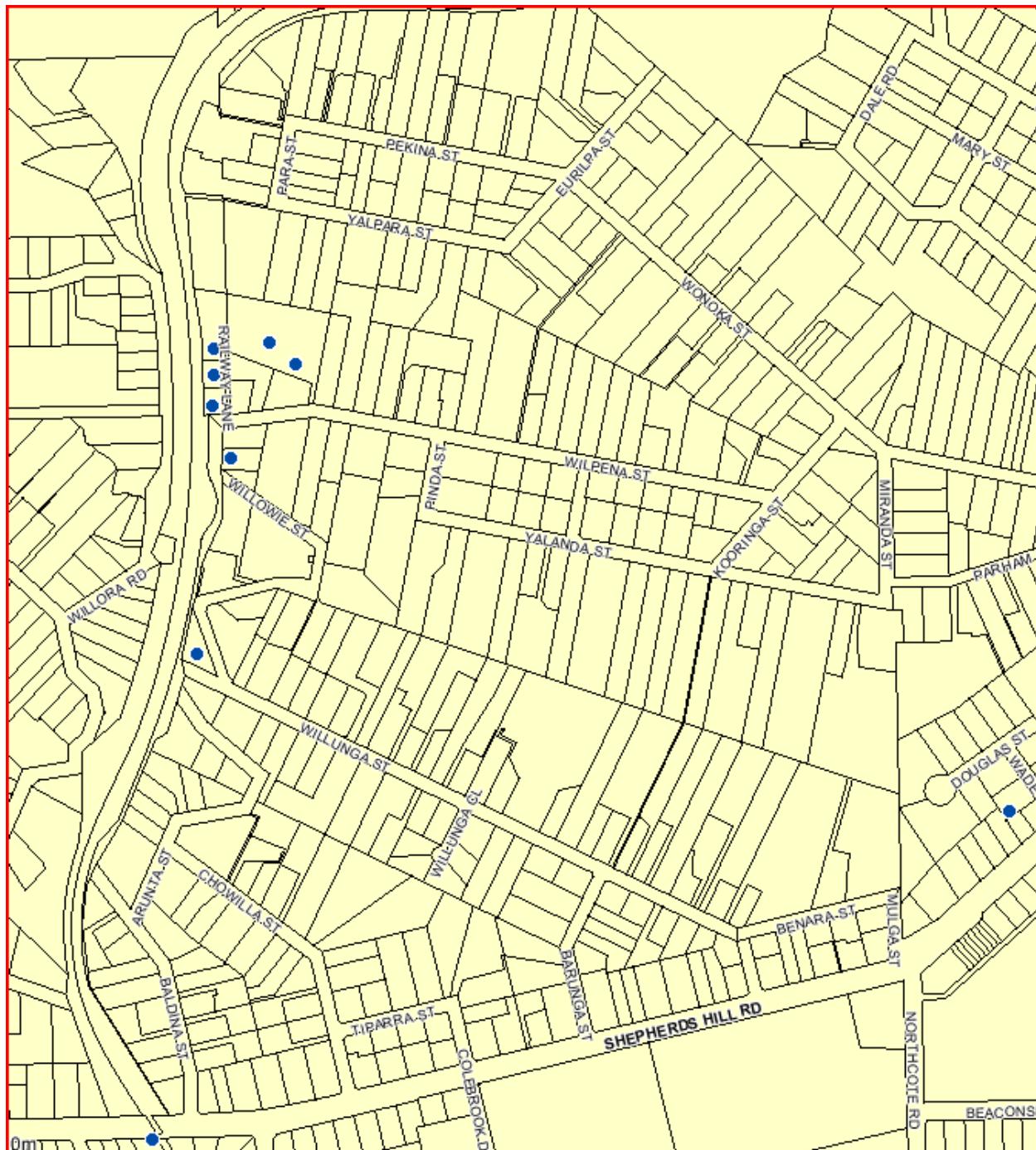
Art Deco	(127)
Bungalow	(776)
Cottage	(224)
Mansion	(75)
Other Inter-War	(159)
Pre-1940s Converted	(2)
Return Verandah Villa	(154)
Tudor	(253)
Villa	(259)

COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20C(a) Heritage Places



Heritage site points

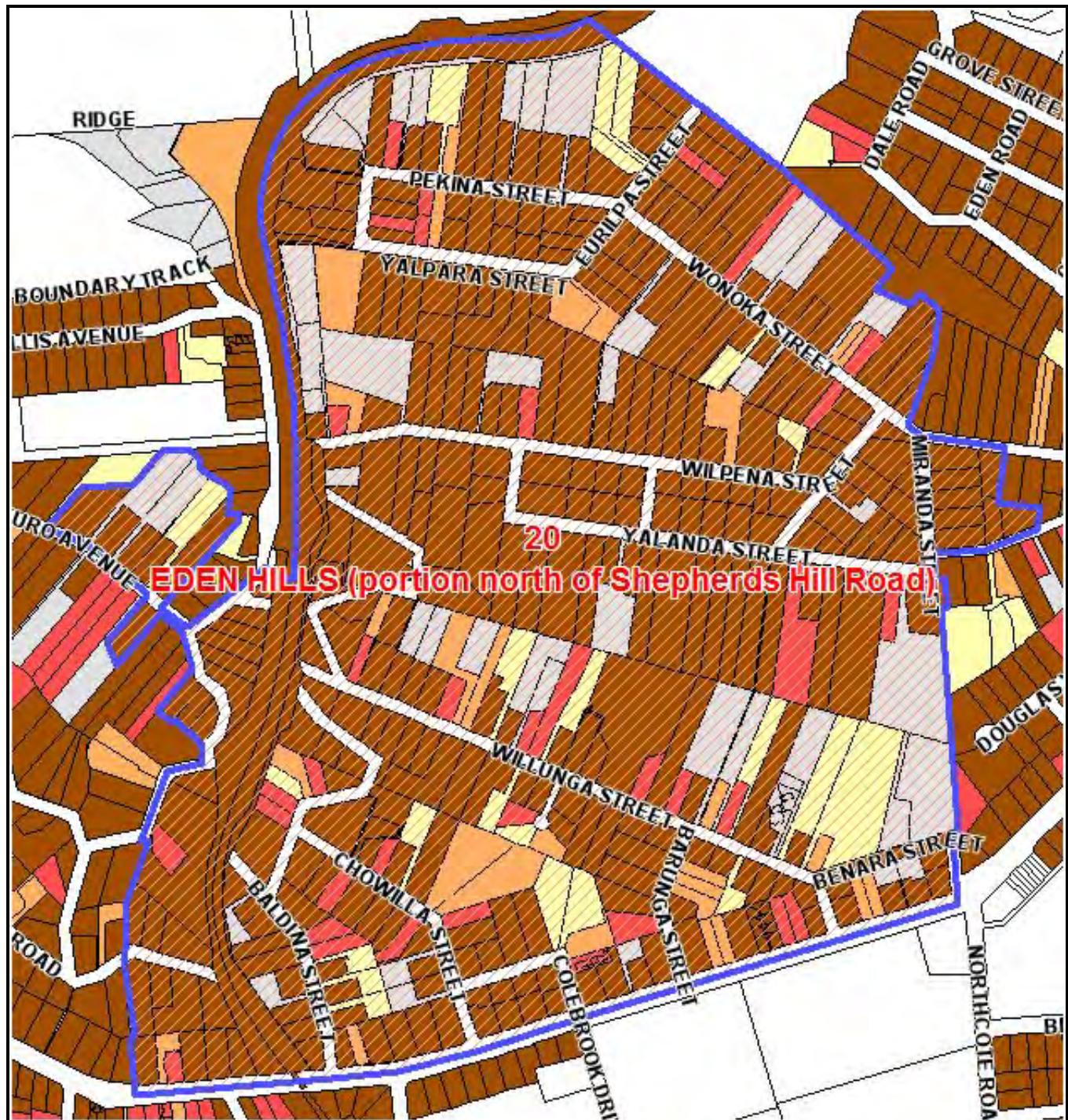
- State
- Local
- Contributory

COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20D Frontage



MTM_ATLAS_NC_Frontage by FRONTRAGE

<input type="checkbox"/>	0 - 5.99	(230)
<input type="checkbox"/>	10 - 15.99	(1006)
<input type="checkbox"/>	16 - 19.99	(1545)
<input type="checkbox"/>	20 or more	(2607)
<input type="checkbox"/>	6 - 9.99	(280)

COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20E Lot Size



LOT SIZE

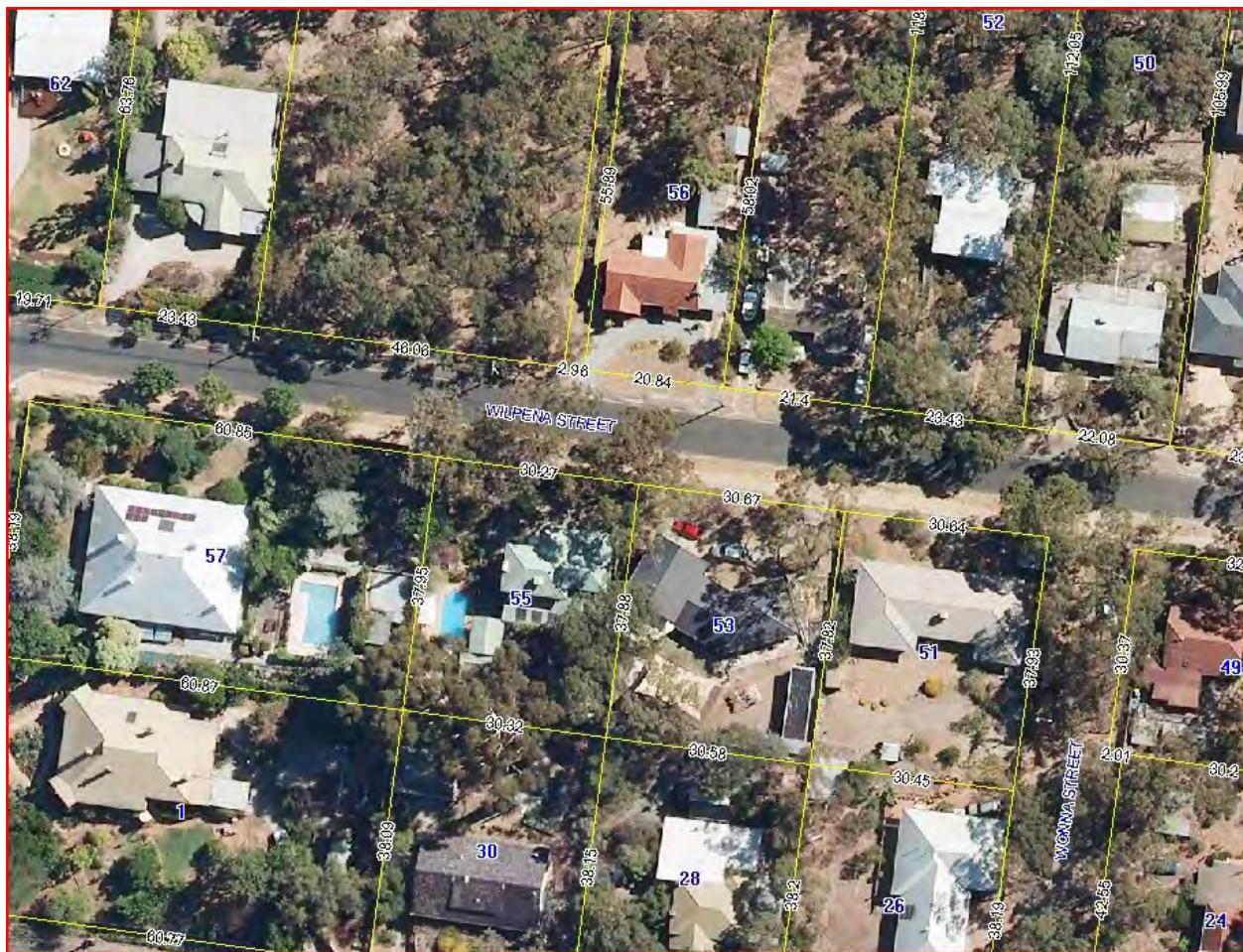
- 150 - 349
- 350 - 499
- 500 - 849
- 850 or more
- Less than 150

COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Attachment 20F Setbacks, Site Coverage and Private Open Space



RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

COUNCIL NAME: City of
ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

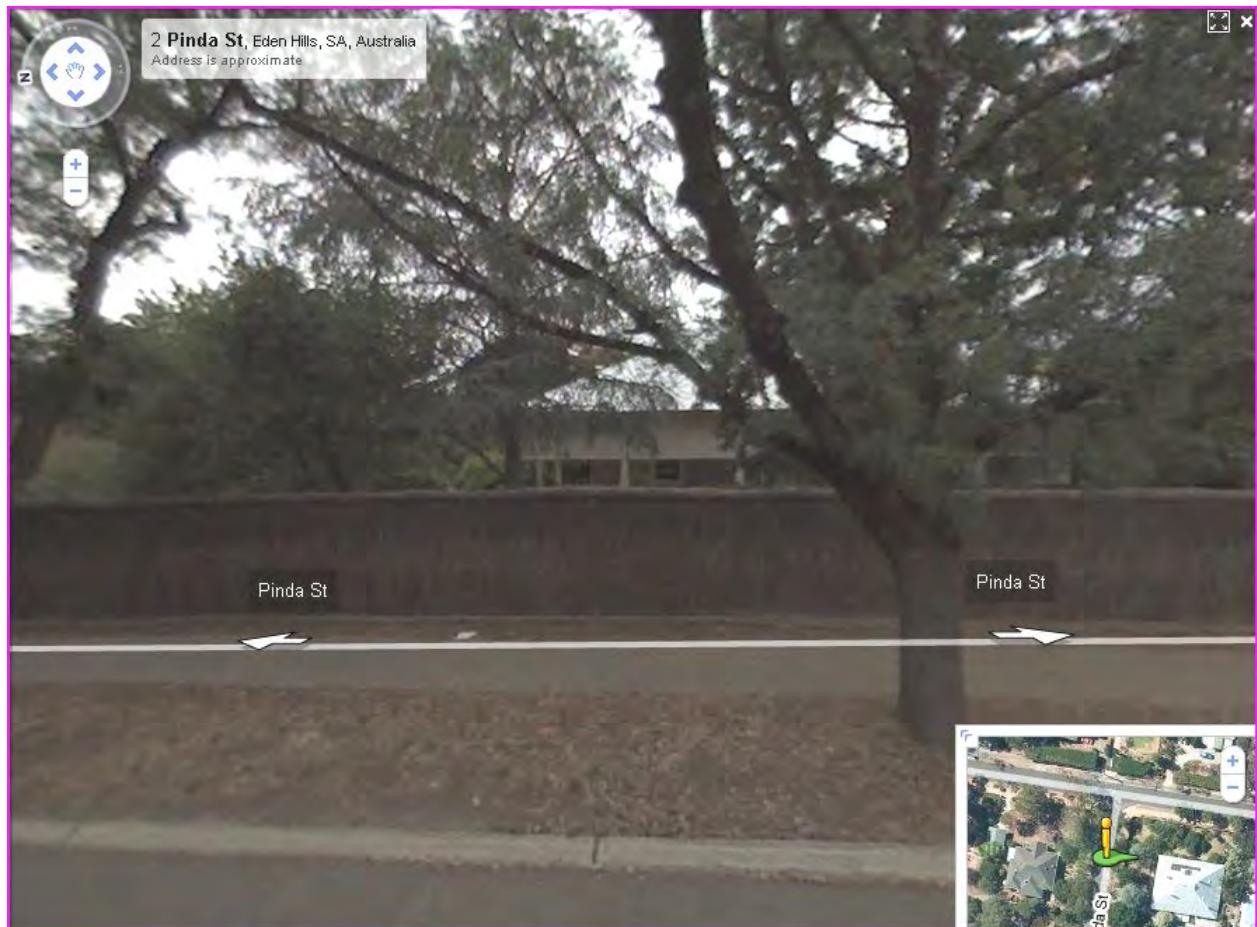


COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

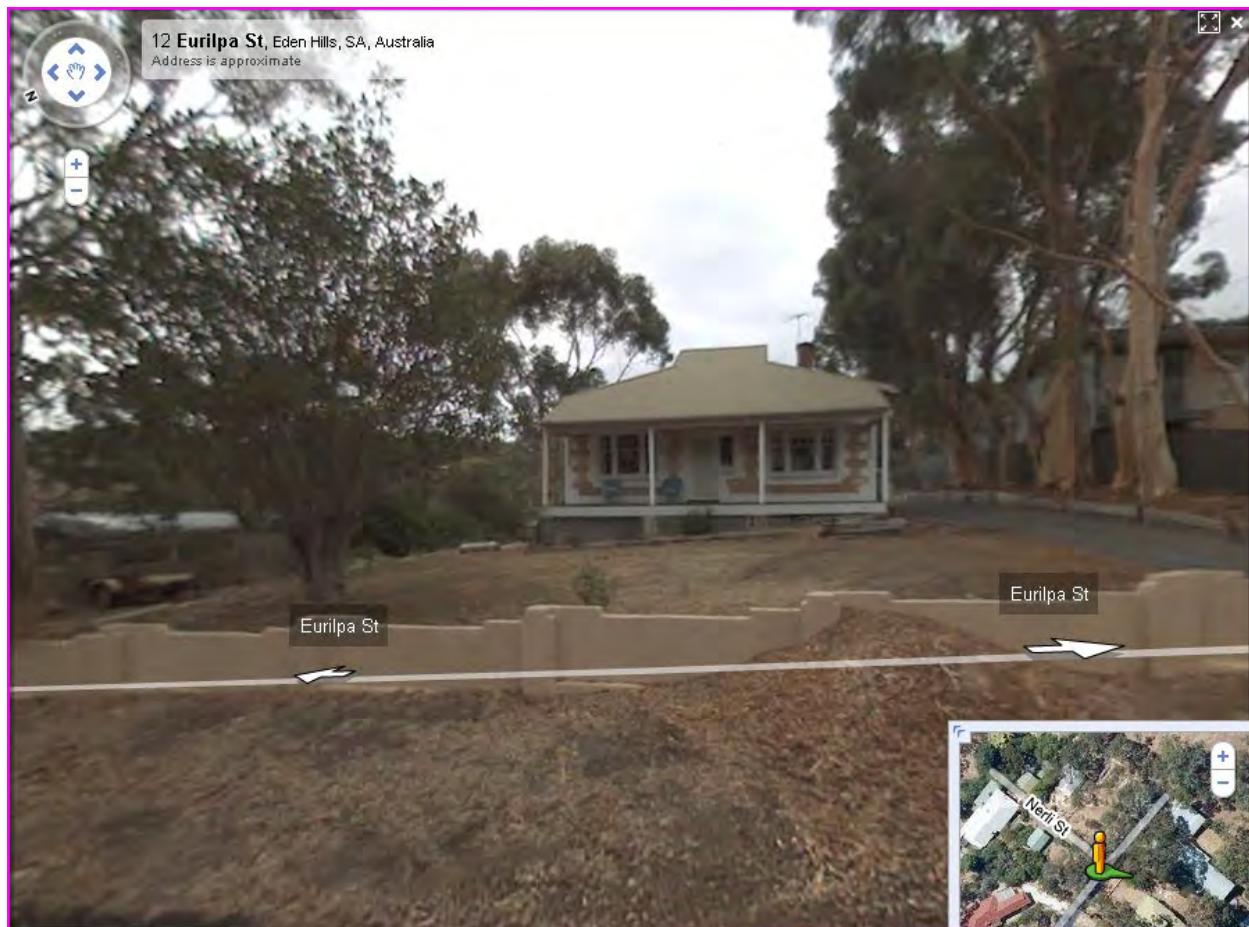
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham
ZONE: Residential (Hills)
NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM

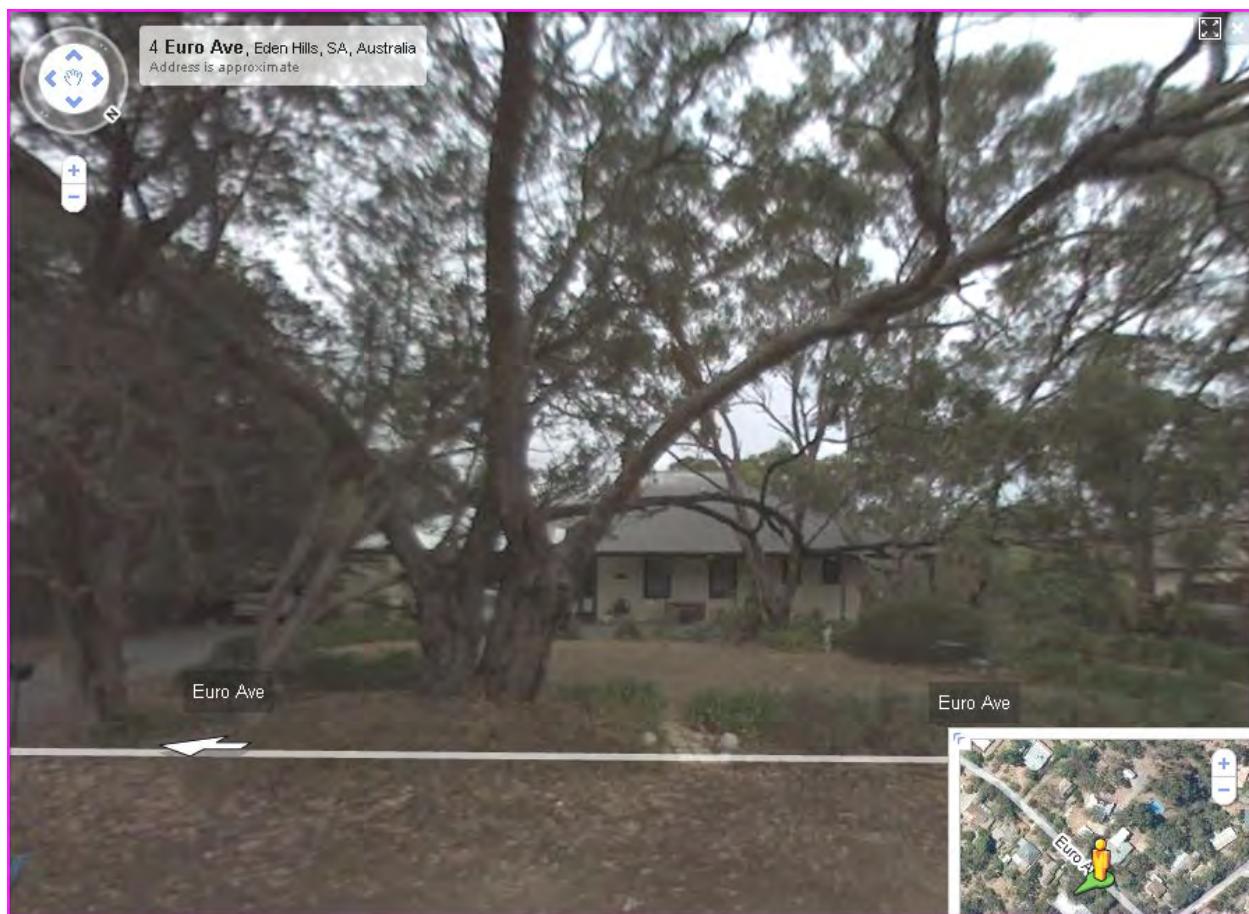


COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

RESIDENTIAL NEIGHBOURHOOD CHARACTER SUBMISSION FORM



COUNCIL NAME: City of Mitcham

ZONE: Residential (Hills)

NAME IDENTIFIER FOR AREA: 20 – Eden Hills

Appendix B – Local Area Planning Project Special Character Area Assessment (2018)

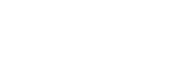
SPECIAL CHARACTER AREA INVESTIGATIONS – COMMENTS AGAINST GENERAL CRITERIA

	Cumberland Park	The Hills	Mitcham	Springfield	Westbourne Park
General					
Lot Sizes	• 600m ² – 700m ²	• 1200m ² +	• 1000m ² +	• 1500m ² +	• 800m ² – 900m ²
Other notes				<ul style="list-style-type: none"> • Planned suburb • Set design criteria • Carrick Hill 	
Natural Landscape					
Scenic Quality		<ul style="list-style-type: none"> • Large Trees • Open front yards • Views across valleys • Minimal built form • Large space – rear setbacks 		<ul style="list-style-type: none"> • Dense vegetation overhead canopy 	
Natural Features		<ul style="list-style-type: none"> • Large Trees • Informal gardens • Steep valleys • Open space – hills face 		<ul style="list-style-type: none"> • Creeks / Overland flow areas 	
Topography	• Flat	<ul style="list-style-type: none"> • Highly undulating • Steep Valleys • Water courses 	<ul style="list-style-type: none"> • Slopes from south east to north west • And south to north 	<ul style="list-style-type: none"> • Moderate undulating 	
Vegetation	<ul style="list-style-type: none"> • Street trees – mainly mature • Large landscaped front yards 	<ul style="list-style-type: none"> • Large trees • Informal gardens • Dense vegetation 	<ul style="list-style-type: none"> • Street trees – mainly mature • Large landscaped allotments with grand mature trees, many are Significant and Regulated • Size of the allotments ensures large trees are well away from dwellings 	<ul style="list-style-type: none"> • Large trees • Dense plantings • Native and exotic 	<ul style="list-style-type: none"> • Private and public realm landscaping and street trees • There are a number of streets that have vegetation planted and managed by residents
Private Realm					
Land Use	• Residential	<ul style="list-style-type: none"> • Residential • Public open space 	• Residential	• Residential	• Residential
Density	• Low density	<ul style="list-style-type: none"> • Low density • Large space between built form – especially at 	• Low density	<ul style="list-style-type: none"> • Low • Extensive landscaping 	<ul style="list-style-type: none"> • Low • Some historic medium density development –

SPECIAL CHARACTER AREA INVESTIGATIONS – COMMENTS AGAINST GENERAL CRITERIA

	Cumberland Park	The Hills	Mitcham	Springfield	Westbourne Park
Pattern of Development	<ul style="list-style-type: none"> Highly regular 	<ul style="list-style-type: none"> Regular and irregular depending on slope and road network 	<ul style="list-style-type: none"> Irregular due to some of the original grand homes being retained on large to very large allotments 	<ul style="list-style-type: none"> Generally regular Large allotments Wide street frontages 	<ul style="list-style-type: none"> out of character Regular Large allotments Wide frontages Consistent setbacks
Built Form	<ul style="list-style-type: none"> Bungalows and villas Large dwelling width to garage ratio Predominately single width garage/carport Sparse new development 	<ul style="list-style-type: none"> Dwellings constructed across allotments due to undulating nature of land Variety of built form and eras Split level Low pitches and roof forms No front fencing Open style fencing 	<ul style="list-style-type: none"> Very large villas and Tudors, some later development around the periphery Large dwelling width Predominately free standing garaging Limited new development 	<ul style="list-style-type: none"> Large manor type dwellings Mixture based on era Height of built form Tennis courts & swimming pools 	<ul style="list-style-type: none"> Single-storey detached dwellings Bungalows, villas and Tudors Wide dwelling to garage / carport ratio Single width garages / carports
Front Gardens	<ul style="list-style-type: none"> Formal grassed 	<ul style="list-style-type: none"> Open and informal 	<ul style="list-style-type: none"> formal grassed large trees 	<ul style="list-style-type: none"> Formal High quality 	<ul style="list-style-type: none"> Formal Good quality
Car Parking	<ul style="list-style-type: none"> Generally single width stacked formalised and informal 	<ul style="list-style-type: none"> Varies, often large informal parking areas Can be restricted, especially on low side of a road 	<ul style="list-style-type: none"> Various Generally large onsite provision 	<ul style="list-style-type: none"> Often extensive Both formal and informal parking areas 	<ul style="list-style-type: none"> Generally stacked car parking Both formal and informal parking
Landmarks				<ul style="list-style-type: none"> Carrick Hill Elmglade Road, Glenwood Road, Stone bridges Springfield Ave & Elmglade Road paved creek line 	
Public Realm					
Streets	<ul style="list-style-type: none"> Grid pattern – predominantly 15m+ frontages with single width cross overs. The size and width of 	<ul style="list-style-type: none"> Mostly sealed roads Meandering road pattern based on landform Generally unmade 	<ul style="list-style-type: none"> Grid pattern – with Taylors Road angled creating a triangle area 	<ul style="list-style-type: none"> Narrow winding Infrastructure screened with vegetation and brush fencing 	<ul style="list-style-type: none"> Grid pattern Some dead-end streets

SPECIAL CHARACTER AREA INVESTIGATIONS – COMMENTS AGAINST GENERAL CRITERIA

	Cumberland Park	The Hills	Mitcham	Springfield	Westbourne Park
	frontages adds to the character of the locality	kerbing • Large number of streets without formal footpaths			
Landscape	• Larger street trees, • Number of street trees due to the limited number of crossovers	• Large trees • Informal verges • no clear separation public to private	• Larger street trees, • Number of street trees due to the limited number of crossovers	• Woodland – mass plantings and grass verges • Native and exotics	• Extensive street tree plantings • Native and exotics
Photos		         	         	         	         

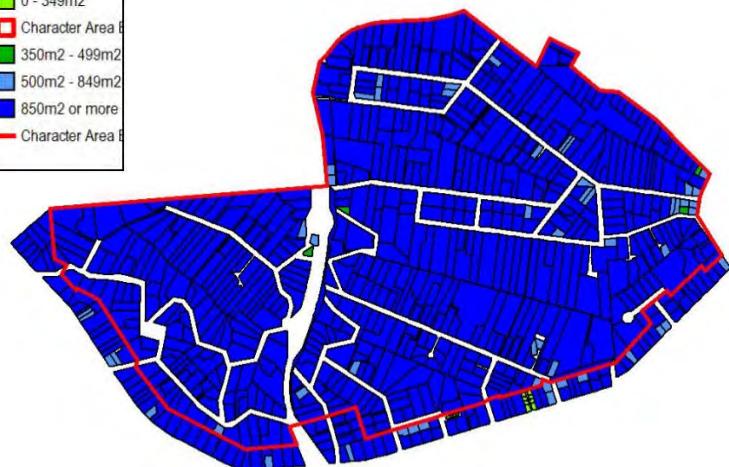
SPECIAL CHARACTER AREA INVESTIGATIONS – COMMENTS AGAINST GENERAL CRITERIA

	Hawthorn	Brownhill Creek Corridor
General		
Lot Sizes	<ul style="list-style-type: none"> • Many 1000m² + • Also smaller allotments 	<ul style="list-style-type: none"> • Wide variety • Many 800m² +
Other notes		
Natural Landscape		
Scenic Quality		<ul style="list-style-type: none"> • Large Trees
Natural Features		<ul style="list-style-type: none"> • Large Trees • Creek setting (creek generally not culverted)
Topography	<ul style="list-style-type: none"> • Flat 	
Vegetation	<ul style="list-style-type: none"> • Street trees – mainly mature • Large landscaped allotments with grand mature trees, many are Significant and Regulated • Size of the allotments ensures large trees are well away from dwellings 	<ul style="list-style-type: none"> • Large trees – many significant or regulated (on both private and public land) • Mix of formal / Informal gardens • Dense vegetation in parts
Private Realm		
Land Use	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Residential • Public open space
Density	<ul style="list-style-type: none"> • Low density 	<ul style="list-style-type: none"> • Low density • Can be large space between built form – especially at rear of allotments
Pattern of Development	<ul style="list-style-type: none"> • Regular street pattern punctuated by Brownhill Creek 	<ul style="list-style-type: none"> • Regular and irregular depending on relationship between creek and adjoining roads
Built Form	<ul style="list-style-type: none"> • Some very large villas • Some later development 	<ul style="list-style-type: none"> • Dwellings constructed to take into account creek / flooding / trees

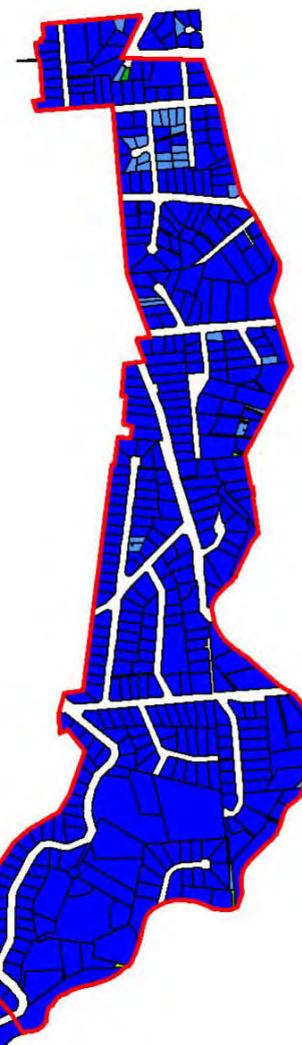
SPECIAL CHARACTER AREA INVESTIGATIONS – COMMENTS AGAINST GENERAL CRITERIA

	Hawthorn	Brownhill Creek Corridor
		<ul style="list-style-type: none"> • Variety of built form and eras • No fencing along creek in places
Front Gardens	<ul style="list-style-type: none"> • Formal grassed • Large trees 	<ul style="list-style-type: none"> •
Car Parking	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Varies
Landmarks	<ul style="list-style-type: none"> • Creek 	
Public Realm		
Streets	<ul style="list-style-type: none"> • The size and width of frontages adds to the character of the locality 	<ul style="list-style-type: none"> • The variety adds to the character of the locality
Landscape	<ul style="list-style-type: none"> • Larger street trees, • Number of street trees due to the limited number of crossovers • Creek setting 	<ul style="list-style-type: none"> • Large trees • Creek setting
Photos		         

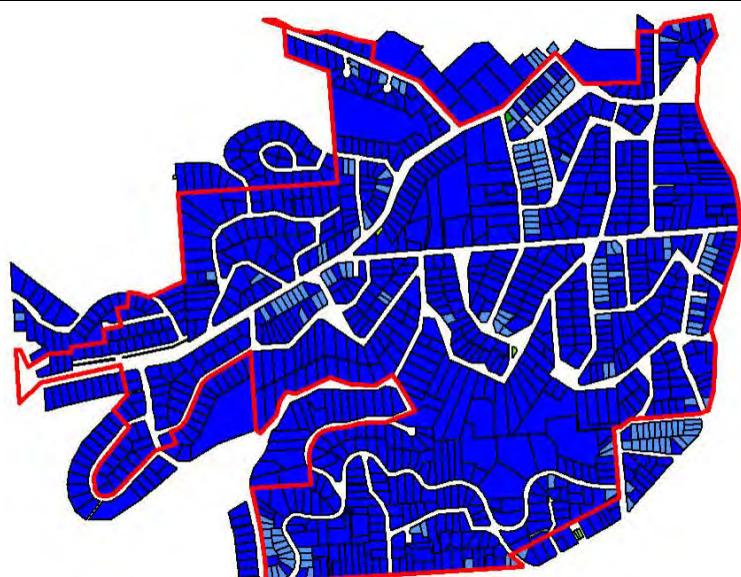
Appendix C - Allotment Size Assessment – Hills Areas.



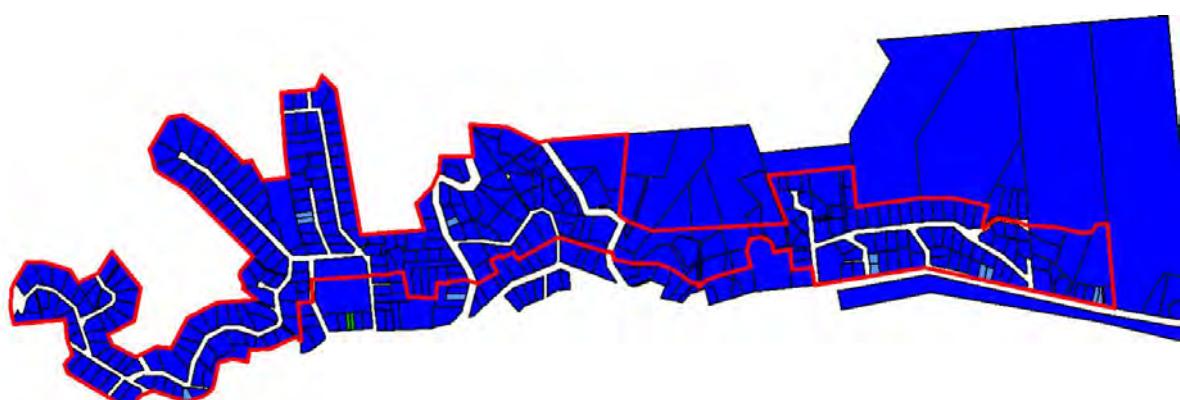
Eden Hills



Coromandel Valley



Blackwood



Belair

Development Plan Amendment

By the Council

City of Mitcham

**Special Residential Character
Areas Development Plan
Amendment**

The Amendment

For Consultation

Amendment Instructions Table					
Name of Local Government Area: City of Mitcham					
Name of Development Plan Mitcham (City)					
Name of DPA: Special Residential Character Areas Development Plan Amendment					
<p><i>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 27 August 2020.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>					
Amendment Instruction Number	Method of Change	<p>Detail what in the Development Plan is to be amended, replaced, deleted or inserted.</p> <p>If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.</p> <ul style="list-style-type: none"> • Amend • Replace • Delete • Insert 		Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): No					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required: Yes					
Residential (Central Plains) Zone					
1.	Amend	Desired Character Statement – Residential (Central Plains) Policy Area 9 – first paragraph: - insert the words “portions of” between “comprises” and “the suburbs of” - delete “Westbourne Park”		N	N
Residential Character Zone (new)					
2.	Insert	Immediately following the Residential (Hills) Zone (including the Adey Road Historic (Conservation) Policy Area 17): - the contents of Attachment A (Residential Character Zone)		N	N
TABLES					
Amendments required (Yes/No): No					
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)					
Amendments required (Yes/No): Yes					
Map(s)					
3.	Replace	Maps Mit/3-6, 10-11, 13-15, 18-20, 23-24, 26-29, 32-36 with the contents of Attachment B (Zone Maps and Policy Area Maps)		N	N
4.	Insert	Following Map Mit/37, the contents of Attachment C (new Policy Area and Precinct Maps Mit/38 – 43)		N	N

Attachment A

Residential Character Zone

The objectives and principle of development control that follow apply in the Residential Character Zone shown in [Maps Mit/3-6, 10-11, 13-15, 18-20](#) and [23](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 A residential zone ensuring the preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises a range of locations within the Council area that demonstrate an established character of value to the community. Development within the zone is low density in nature and in the form of detached dwellings within a spacious setting. There are scattered examples of other dwelling forms such as group dwellings and residential flat buildings developed at later periods. These are not representative of the desired character of the zone.

It is expected that the zone will cater for infill development at higher densities to those established, however will be carefully located and designed to respond to its context. Infill development is expected to comprise principally of detached and semi-detached dwellings, with group dwellings only appropriate where sites are large enough to enable them to respond to the important character and topography attributes of the policy area.

Infill development typologies that utilise battle-axe arrangements, common driveways to service more than 2 dwellings, face sideways instead of the street, or result in large coverage of sites with buildings and driveways are inconsistent with the established character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops and consulting rooms 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.
 - 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- Form and Character**
- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
 - 7 Row dwellings and residential flat buildings should not be developed within the zone.
 - 8 Except where varied by a Policy Area, dwellings should be limited to two storeys and a maximum height of 8 metres above natural ground level.
 - 9 Dwellings should not exceed a maximum site coverage of 40%.
 - 10 Development should preserve and enhance streetscapes within the zone by:
 - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
 - (b) limiting the number of driveway crossovers.
 - 11 The conversion of an existing dwelling into two dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
 - 12 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

Plains Character Policy Area 22

The Plains Character Policy Area 22 comprises that portion of the Residential Character Zone defined on Policy Area Maps Mit/27, 28 and 29.

OBJECTIVES

- 1 Development of low density and low-rise dwellings within a consistent streetscape setting.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This Policy Area covers the suburbs of Westbourne Park and Hawthorn and portions of Cumberland Park.

The Policy Areas is characterised by single storey detached dwellings at low densities. A consistent allotment pattern, frontage widths and setbacks of buildings to streets and each other, create a strong rhythm and pattern of development important to this policy area. It is important that new development responds to the pattern of development through the siting of dwellings on allotments, particularly with regard to consistent large front and side setbacks.

Housing in the Policy Area contains a mix of pre-war, inter-war and post war housing comprising symmetrical cottage, villa, bungalow, tudor, art deco and austerity. It is expected that development will reference and complement the important building elements found within this housing stock in its design.

Important in achieving this is provision of articulation and depth to facades, along with the use of gabled, hipped and dutch gable roof forms at pitches that respond to those found within the streetscape. Skillion, butterfly or curved roof forms are inconsistent with the established character when visible from the street.

Design interest to building facades will be achieved through the use of contemporary interpretations of verandahs, porticos, bay windows and awnings, as well as provision of eaves. Use of parapets to front facades will be avoided.

Traditional housing materials are predominantly used, including brick, stone and rendered masonry finishes to walls and along with metal or tiled roofing. Importantly, facades are provided with a range of materials and finishes which contributes to a richness of textures and colour which add interest to facades. Use of monochromatic materials and finishes within facades is inconsistent with the established character.

Two storey dwellings and dwelling additions are appropriate where the second storey is not visible from the street. This includes the placement of second storeys to the rear of dwellings, behind roof ridges or integrated within the roof form of the dwelling.

It is important that development is designed so that garaging and carports are subordinate to the principal dwelling form when viewed from street frontages. This can be achieved through single garaging, positioning structures behind front façade of the associated dwelling and reduced wall heights and roof forms compared to the dwelling. It is expected that double garaging will only be accommodated where it can be demonstrated to comprise a clear subordinate element within the overall façade of the dwelling and frontage treatment to the site.

Front yards play an important part in the streetscape character and this is heavily influenced by fencing, the extent of garden space compared to paved or driveway surfaces and the presence of trees. Fencing is provided to street frontages and is low and/or open in nature and constructed of post and wire, timber picket or low brick or stone structures. This treatment allows views across front yards along the street and aids in reading the consistent treatments and rhythms within streetscapes. High, solid fencing is contrary to the established character, except where positioned along an arterial road.

Driveways are typically aligned to a side boundary and are single width, allowing for generous landscaped spaces in front yards. Double width driveways may be appropriate on wider allotments and where it can be demonstrated that landscaped spaces forward of the dwelling remain a dominant element within front yards.

Retention of street trees and road verges is important, and it is expected that driveway will taper to single width at property boundaries to minimise intrusion into the public realm and retain existing consistency in street trees.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should be designed to present as single storey in form when viewed from the street with second storeys limited to:
 - (a) within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality; or
 - (b) the rear of the dwelling, provided the overall height and roof form of the structure is not clearly visible from the street.
- 3 Garages and carports should be designed as subordinate to dwellings within the front façade and achieve the following:
 - (a) located a minimum of 1 metre behind the main face of the dwelling; and
 - (d) have wall heights that are below those of the principal dwelling; and
 - (e) have a roof form that is subordinate to the roof form and height of the principal dwelling form; and
 - (d) be single width up to a maximum of 3.5 metres in width; or
 - (b) where of double width:
 - (i) is broken into two single doors with a combined opening width of no greater than 4.8 metres; and
 - (ii) each opening is stepped within the façade by a minimum of 500mm; and
 - (iii) is located on a site with a frontage of no less than 16 metres in width; and
 - (iv) the openings comprise no more than 30 per cent of the dwelling facade.
- 4 Driveway widths at the property boundary should be a maximum of 3 metres and positioned no closer than 1 metre from an existing street tree.
- 5 Group dwellings sharing a common driveway should maintain the streetscape rhythm and driveway pattern within the street by:
 - (a) limiting the width of the driveway to no more than 3.5 metres at the street frontage
 - (b) providing garaging and vehicle access for the dwelling fronting the street from the common driveway.
- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Average of the setbacks of dwellings on the adjacent allotments
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1.5 metres from one side boundary of the development site; and 3 from the opposite side boundary, other than in the form of a garage or open carport built to the boundary.
Minimum setback from back boundary	5 metres for a single storey dwelling 8 metres for a two-storey dwelling

Land Division

- 7 Battle-axe allotments should not occur within the policy area.

PRECINCT SPECIFIC PROVISIONS

The following Precincts comprise that portion of the Plains Character Policy Area 22 defined on Precinct Maps Mit/41, 42 and 43.

Precinct 1 Cumberland Park Character

- 6 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	500 minimum	15
Semi-detached	425 minimum	12 arterial road 9 other roads
Group dwelling	400 minimum	12

Precinct 2 Westbourne Park and Hawthorn Character

- 6 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	550 minimum	15
Semi-detached	450 minimum	12 - arterial road 9 - other roads
Group dwelling	450 minimum	12

Springfield Character Policy Area 23

The Springfield Character Policy Area 23 comprises that portion of the Residential Character Zone defined on Policy Area Maps Mit/35.

OBJECTIVES

- 1 Development that maintains the grand spacious setting of large dwellings in a formal landscape setting.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This Policy Area covers the original subdivision of Springfield and is characterised by a low to very low-density character achieved through the very large allotments and wide frontage widths which are important in the creation of a grand setting for sites. It is expected that development will maintain the predominance of low-density detached dwellings that is important to maintain the grandeur of this location.

There is a mixture of housing styles and forms within the Policy Area, however the larger building stock forms a distinctive attribute to the character of the Policy Area. Buildings of up to 2 storeys are envisaged in the zone, and potentially 3 storeys where they are either of a split-level design or cut into the slope, and appropriately manage amenity impacts on neighbouring properties.

Buildings are set back very large distances from street frontages and side boundaries. This contributes to the sense of scale in this location, as well as allows for buildings to be set within a formal landscape setting, comprising manicured gardens and a mixture of mature Eucalypt and exotic trees. It is important that development respects and respond to this setting in the placement of buildings on land, particularly the retention of mature trees.

Site frontages will facilitate the careful placement of new driveways so as to avoid the mature street trees within the public realm which also contribute to the landscape character. Whilst there is a diversity of fencing treatments and styles, if solid high fencing and walls are proposed, it is important that it is screened with dense landscaping along the street frontage to maintain the strong landscaped public realm appearance of the Policy Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Average of the setbacks of dwellings on the adjacent allotments
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	2 metres from one side boundary of the development site; and 3 from the opposite side boundary, other than in the form of a garage or open carport built to the boundary
Minimum setback from back boundary	5 metres for a single storey dwelling 8 metres for a two-storey dwelling

- 3 A dwelling should have a minimum site area of 800 square metres and a frontage to a public road not less than that 20 metres:

Hills Character Policy Area 24

The Hills Character Policy Area 24 comprises that portion of the Residential Character Zone defined on Policy Area Maps Mit/24, 26, 32, 33, 34, 36, 38, 39, 40.

OBJECTIVES

- 1 Development of dwellings at very low densities set amongst a natural vegetated setting.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Precinct 3 – Hills Residential Character

This Policy Area covers portions of the suburbs of Eden Hills, Blackwood, Belair and Coromandel Valley and is characterised by detached dwellings on large sites and set within a natural vegetated setting.

Lot sizes, frontage widths and the road network are heavily influenced by the variations in slope which can be undulating through to steep gully's and valleys. This also influences the placement of dwellings on sites, creating variation in front setbacks and orientation to street, particularly where views across valleys and to Metropolitan Adelaide are available. Notwithstanding this, streets retain an open, often spacious setting with spaces between buildings which provide for landscaping.

The presence of vegetation on sites, sometimes in heavily vegetated natural settings, is a defining feature of the Policy Area. It is expected that new development will minimise the loss of vegetation to that required for the building and site access, retaining vegetation across the remainder of the site.

Dwelling materials vary and are not in themselves not a defining feature of the Policy Area. However, darker and natural earthy tones of wall and roof materials are important in blending building forms into the natural landscape character. Light coloured finishes to walls and roof materials contrast with the surrounding landscape and draw attention to buildings rather than receding structures in their settings.

The slope of the land in some locations creates large differences in levels between dwellings and roadways, warranting separation of parking structures from dwellings. In these circumstances, placement of carports forward of the dwelling is appropriate, provided the structure is open in nature and of low roof profile.

Given the sloping nature of sites, it is important that development responds to the land form. Where visible to the street changes in levels between buildings and the street are battered as much as possible and covered with landscaping. Where retaining is unavoidable, walls are kept low, terraced and set well back from boundaries to allow for landscaping. Use of stone or natural rock materials within retaining walls aids in reinforcing the natural setting. High concrete sleeper walls are not consistent with achieving an outcome integrated with the landscape and natural setting.

Driveways meander within front yards on sloping sites to follow slopes and reduce cutting and filling required. This, along with landscaping to their edges, limits their intrusiveness within the streetscape.

Large parts of the Precinct are characterized by a lack of fencing forward of the building line. This is important in contributing to the strong open landscape character of front yards in these locations. In those limited locations where fencing exists, it is low or open in nature and does not undermine the open landscape setting.

The Policy Area is within a Bushfire Protection Area shown on Figures Mit(BPA)/1 to 17 of the Development Plan. This area requires special consideration due to the potential conflict between the need to modify the natural environment to afford adequate bushfire protection and the consequent impact such action potentially has on the overall landscape quality of the area.

Similarly, the road network, water supply network, and lack of access to sewer in parts of the Policy Area limit the appropriateness for increases in density throughout the policy area. An increase in density is therefore expected to be limited to locations outside of high bushfire risk, on flatter land away from drainage lines or watercourses, and on sites with little established vegetation.

Where increases in density are proposed, new development will need to carefully balance the retention of natural land form and landscape setting, particularly when viewed from the street and surrounding open spaces, as well as the large spaces between buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Semi-detached and group dwellings should only be developed on sites:
 - (a) with an average gradient of less than 1:8
 - (b) outside of the High Bushfire Risk area identified on Figures Mit(BPA)/1 to 17
 - (c) at least 25 metres from a watercourse
 - (d) that can accommodate the dwellings without the removal of significant amount of vegetation on the site
 - (e) have a site area of less than 700 square metres.
- 3 Development should be designed and sited to relate to the slope of the land and the natural character of the locality so that:
 - (a) the bulk and scale of buildings respond to, rather than dominate, the natural landscape
 - (b) the need for retaining walls is avoided through building designs that respond to the natural profile through use of split-level designs and small building footprints positioned on the flattest part of the site
 - (c) if retaining walls are necessary, their extent is minimised and height minimised or broken up through use of multiple stepped walling and they are screened by existing vegetation wherever possible and suitably landscaped
 - (d) existing vegetation that contributes to the character of the locality is retained wherever reasonably possible
- 4 Buildings should be designed to blend within the landscape by:
 - (a) using of dark and earthy tones in finishes of walls, roof and trims
 - (b) avoiding reflective materials and finishes, particularly when visible from the street, reserve areas or public spaces.
- 5 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Average of the setbacks of dwellings on the adjacent allotments
Minimum setback from secondary road frontage	3 metres

Parameter	Value
Minimum setback from side boundaries	2 metres from one side boundary of the development site; and 3 from the opposite side boundary, other than in the form of a garage or open carport built to the boundary
Minimum setback from back boundary	5 metres for a single storey dwelling 8 metres for a two-storey dwelling

- 6 A detached dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Gradient of site	Site area (square metres)	Minimum frontage (metres)
average gradient of less than 1:8	1200	12
average gradient of between 1:8 and 1:4	1500	21
average gradient greater than 1:4	2000	30

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Mit/1 - Conditions Applying to Complying Development](#):

- Advertisements as identified within [Table Mi/1](#).
- Domestic Outbuilding

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisments used on sites for residential purposes which are prescribed in Table Mit/1 – Conditions Applying to Complying Development .
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is 50 square metres or less (b) the site does not front an arterial road.
Crematorium	
Dairy	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is 50 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	

Form of development	Exceptions
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is 80 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

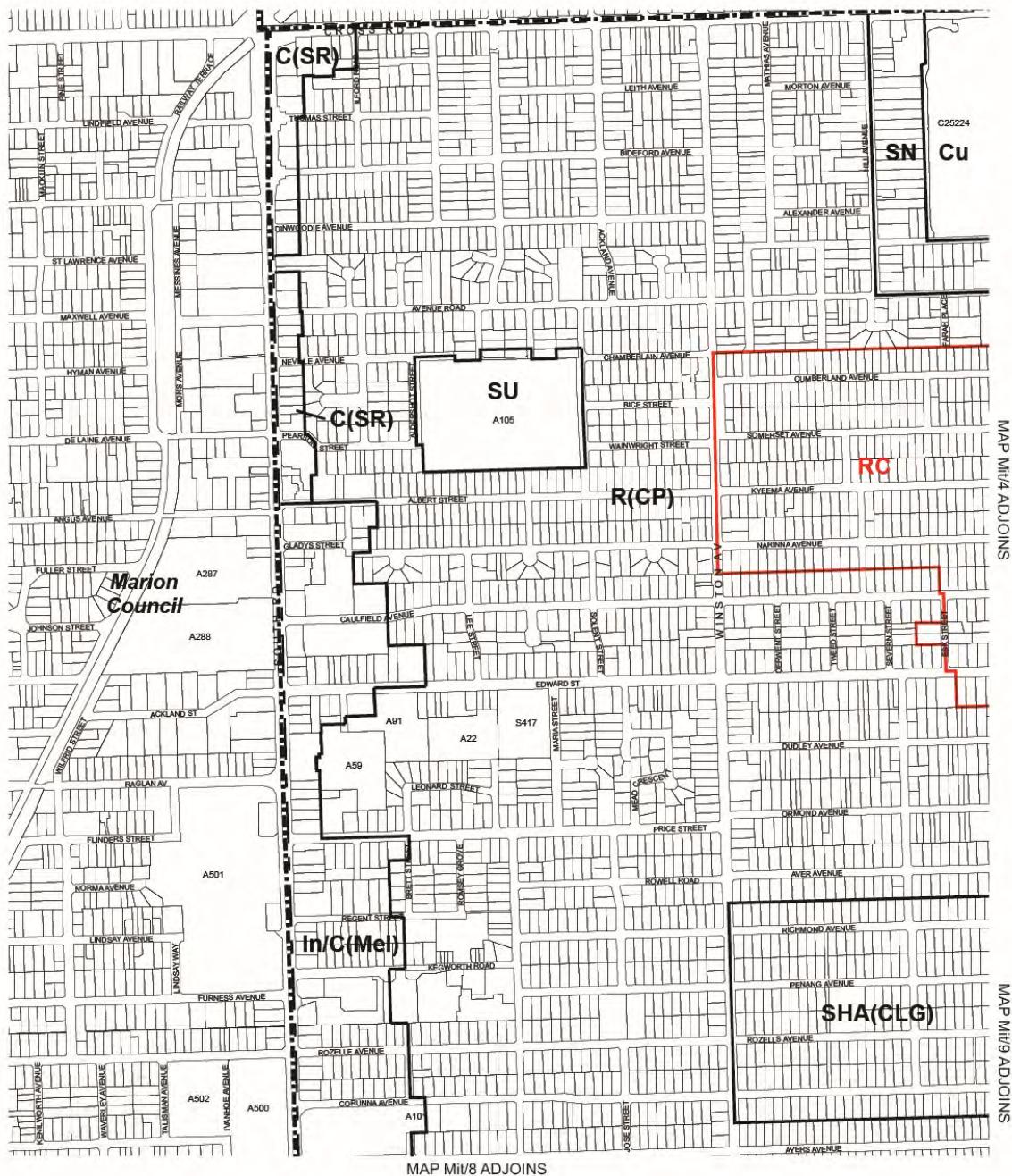
Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Detached dwelling, except where identified as Category 2 form of development	Building of two or more storeys, or in any event greater than 6.5 metres above natural ground level.
Outbuilding ancillary to a dwelling except where identified as Category 2	Building having one or more walls, other than a common wall, on a boundary, but not including a fence less than 2 metres in height above natural ground level.
Group dwelling	

Attachment B

Amendments to Zoning Maps



NOTE : For Policy Areas see MAP Mit/27

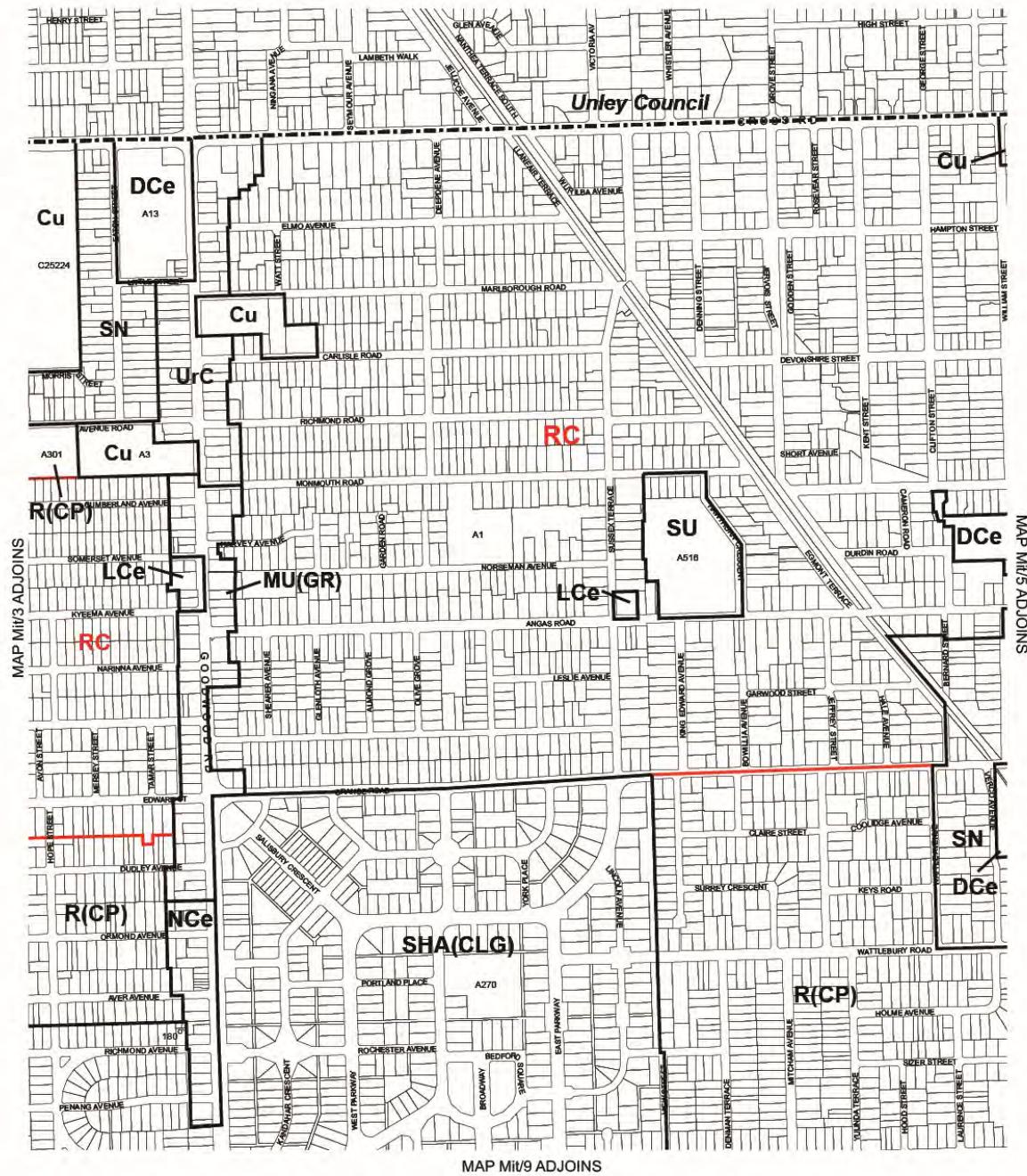
C(SR)	Commercial (South Road)
Cu	Community
In/C(Mei)	Industry/Commerce (Melrose Park)
R(CP)	Residential (Central Plains)
RC	Residential Character
SHA(CLG)	State Heritage Area (Colonel Light Gardens)
SN	Suburban Neighbourhood
SU	Special Uses

Scale 1:10000
0 500metres

MITCHAM (CITY) ZONES MAP Mit/3

VERSION A - 10 SEPT 2020

Zone Boundary
Development Plan Boundary



NOTE : For Policy Areas see MAP Mit/28

Cu	Community
DCe	District Centre
LCe	Local Centre
MU(GR)	Mixed Use (Goodwood Road)
NCe	Neighbourhood Centre
R(CP)	Residential (Central Plains)
RC	Residential Character
SHA(CLG)	State Heritage Area (Colonel Light Gardens)
SN	Suburban Neighbourhood
SU	Special Uses (Hawthorn Oval)
UrC	Urban Corridor

Zone Boundary

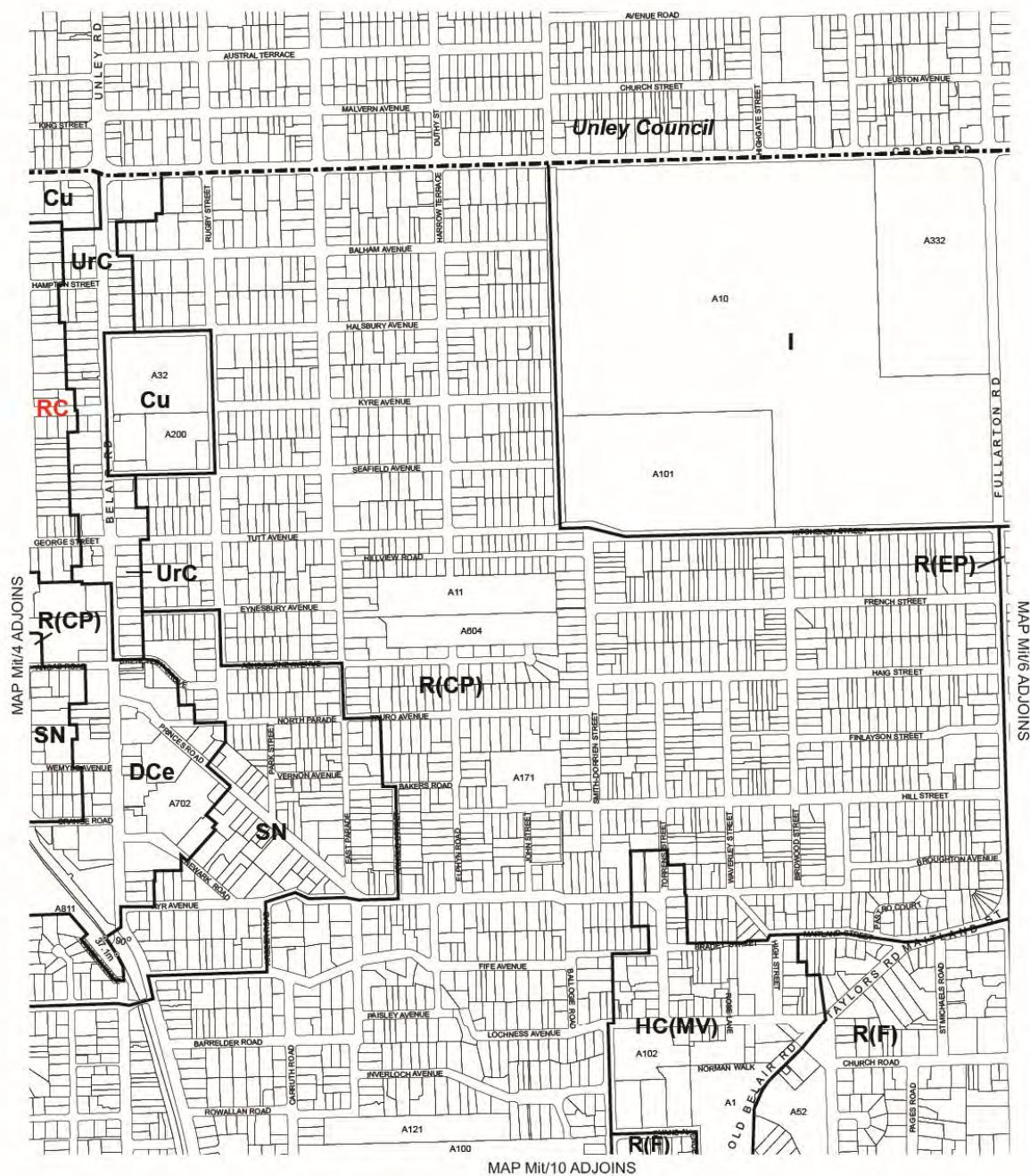
Development Plan Boundary

Section 140888

500metres

**MITCHAM (CITY)
ZONES
MAP Mit/4**

VERSION A - 10 SEPT 2020



NOTE : For Policy Areas see MAP Mit/29

Cu	Community
DCe	District Centre
HC(MV)	Historic (Conservation) - Mitcham Village
I	Institutional
LCe	Local Centre
R(CP)	Residential (Central Plains)
R(EP)	Residential (East Plains)
R(F)	Residential (Foothills)
RC	Residential Character
SN	Suburban Neighbourhood
UrC	Urban Corridor

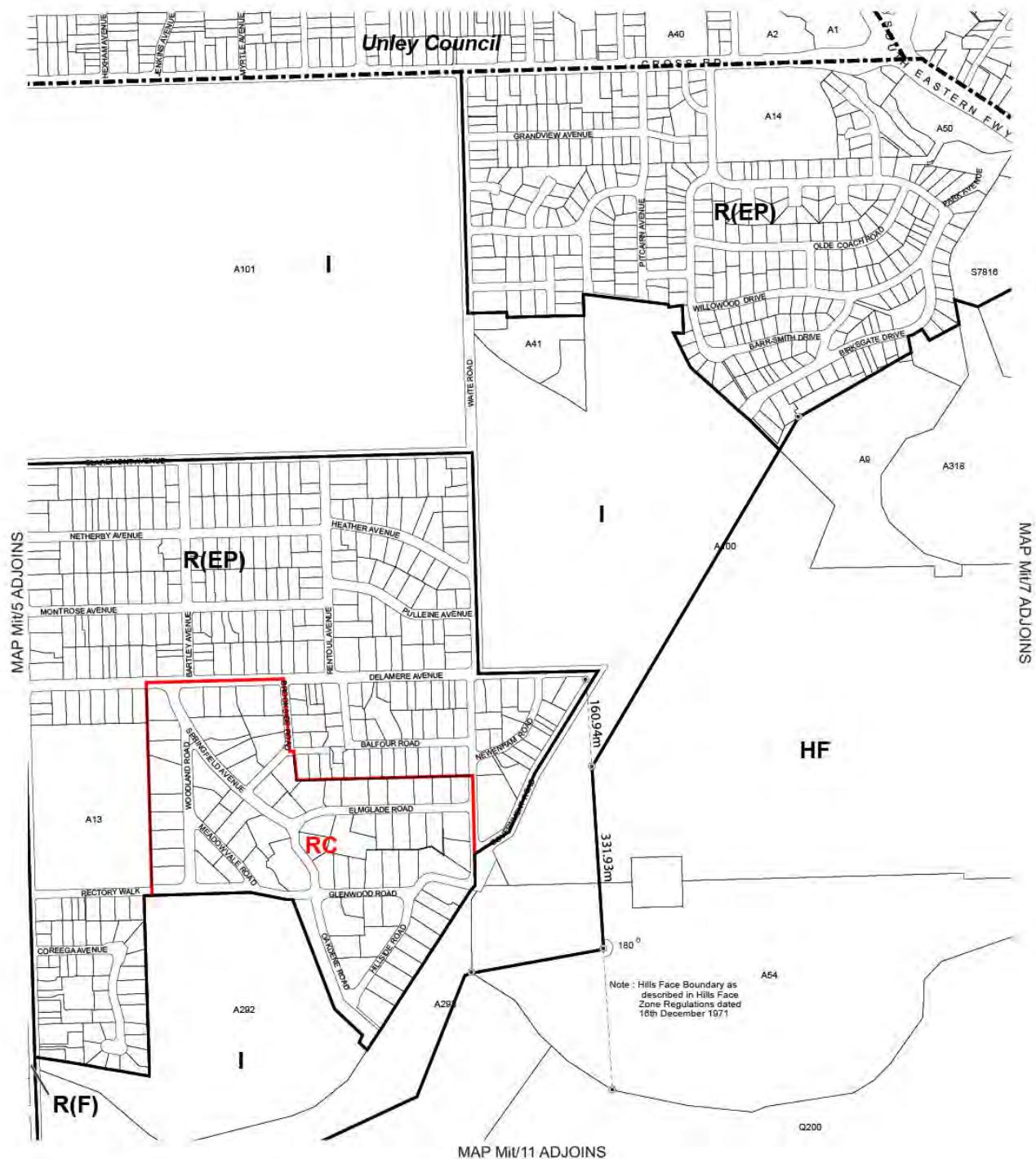
Zone Boundary
Development Plan Boundary

Scale 1:10000

500metres

**MITCHAM (CITY)
ZONES
MAP Mit/5**

VERSION A - 10 SEPT 2020



NOTE : For Policy Areas see MAP Mit/35

- | | |
|-------|---------------------------|
| HF | Hills Face |
| I | Institutional |
| R(EP) | Residential (East Plains) |
| R(F) | Residential (Foothills) |
| RC | Residential Character |

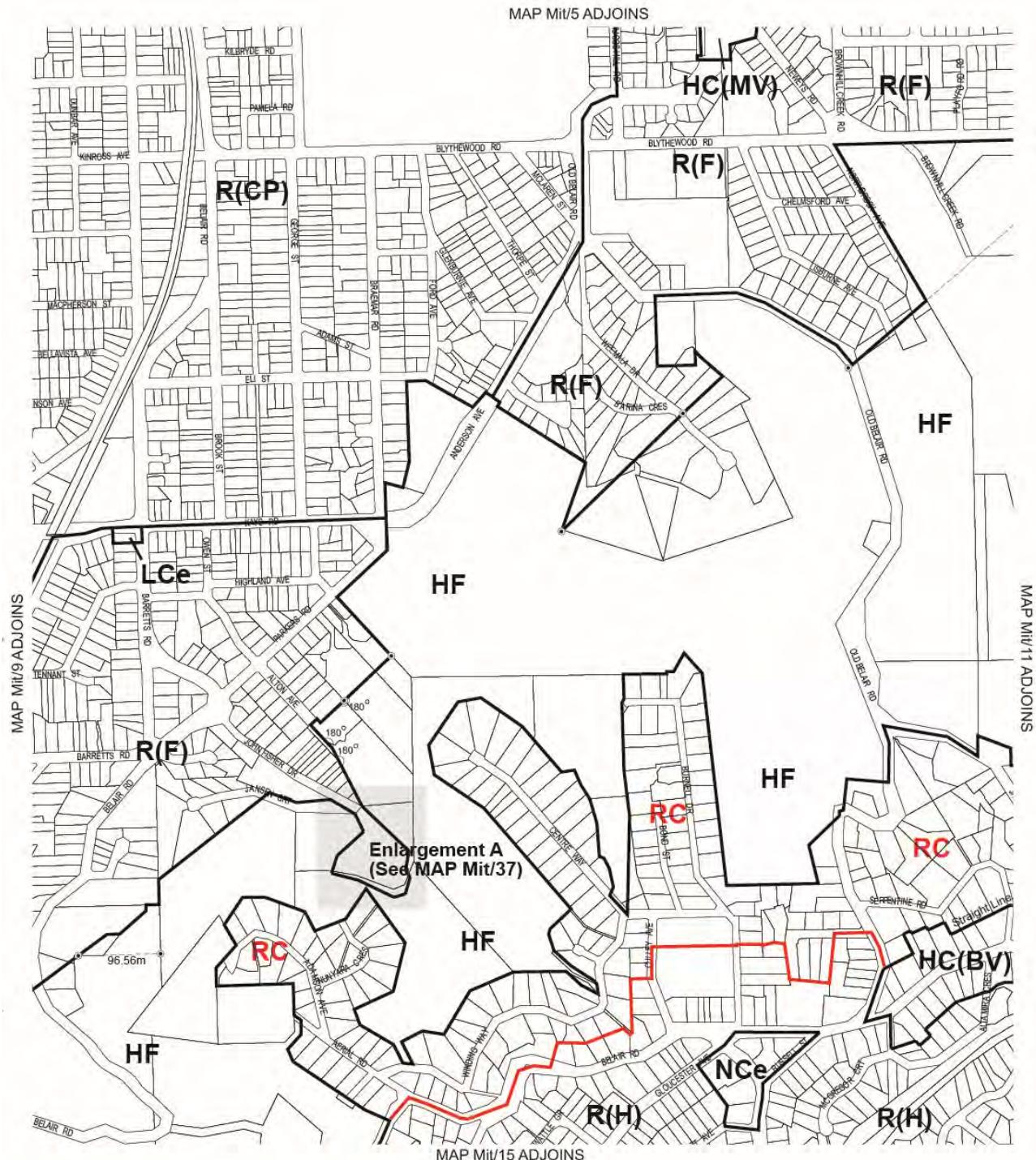
Scale 1:10000

0 500metres

**MITCHAM (CITY)
ZONES
MAP Mit/6**
VERSION A - 27 JULY 2020



Zone Boundary
Development Plan Boundary



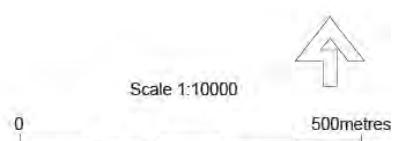
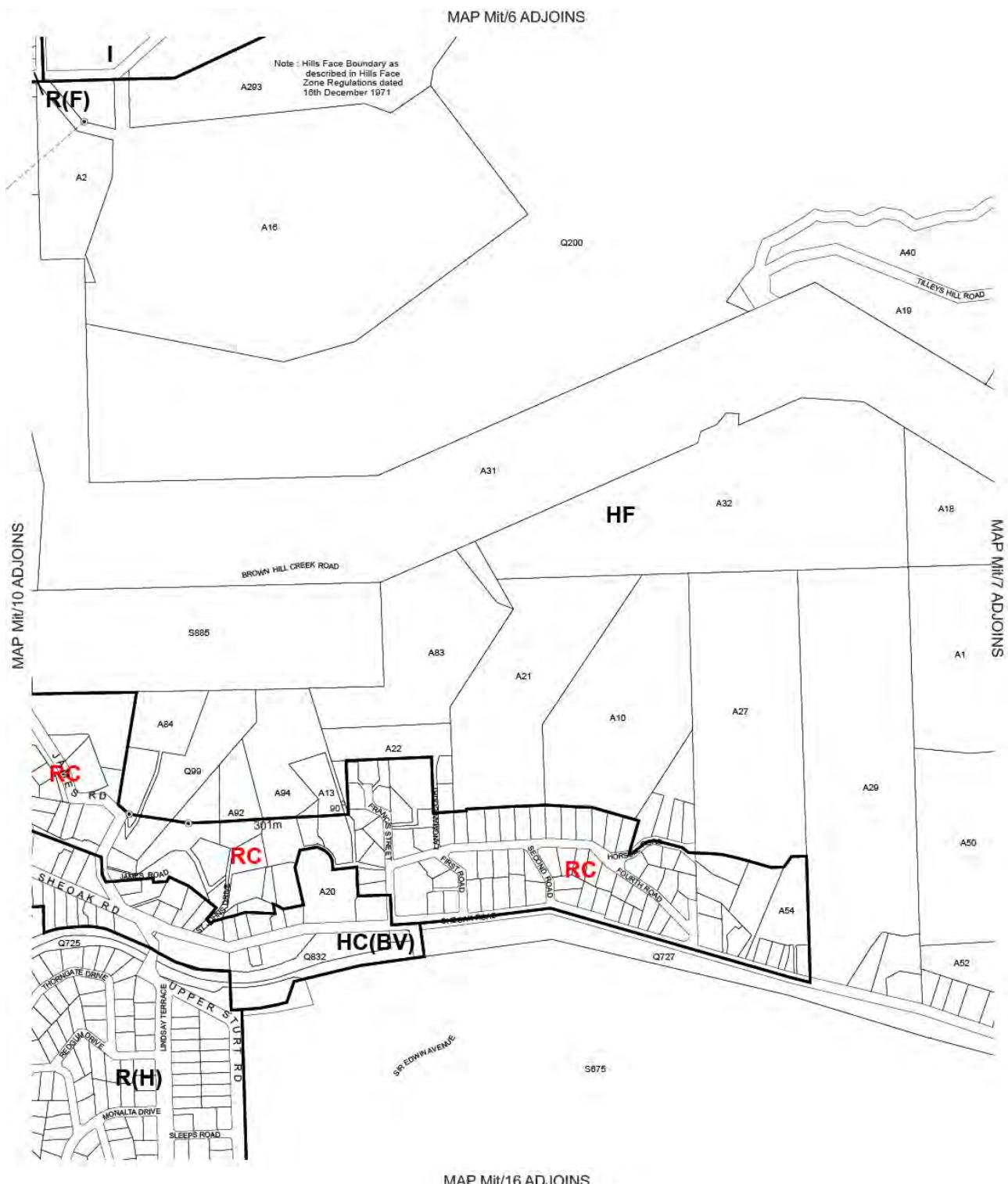
NOTE : For Policy Areas see MAP Mit/32

HC(MV)	Historic (Conservation) - Mitcham Village
HF	Hills Face
LCE	Local Centre
NCE	Neighbourhood Centre
HC(BV)	Historic Conservation - (Belair Village)
R(CP)	Residential (Central Plains)
R(F)	Residential (Foothills)
R(H)	Residential (Hills)
RC	Residential Character

Scale 1:10000

0 500metres

**MITCHAM (CITY)
ZONES
MAP Mit/10**
VERSION A - 27 JULY 2020



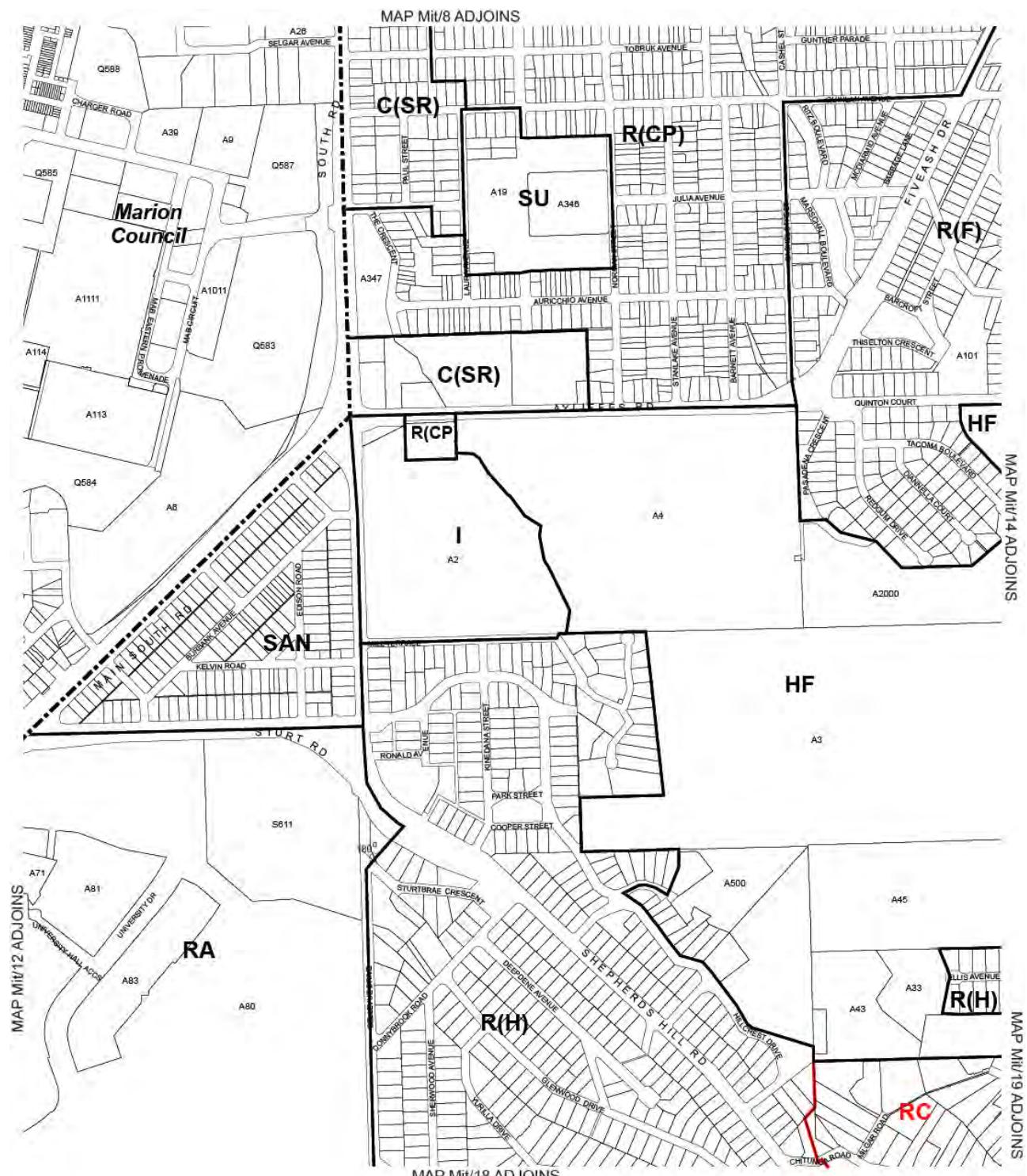
HF
I
HC(BV)
R(F)
R(H)
RC

Hills Face
Institutional
Historic (Conservation) - Belair Village
Residential (Foothills)
Residential ('Hills)
Residential Character

Zone Boundary

**MITCHAM (CITY)
ZONES
MAP Mit/11**

VERSION A - 27 JULY 2020



NOTE : For Policy Areas see MAP Mit/33

C(SR)	Commercial (South Road)
HF	Hills Face
I	Institutional
R(CP)	Residential (Central Plains)
R(F)	Residential (Foothills)
R(H)	Residential (Hills)
RA	Regional Activity
RC	Residential Character
SAN	Suburban Activity Node
SU	Special Uses (Panther Park)

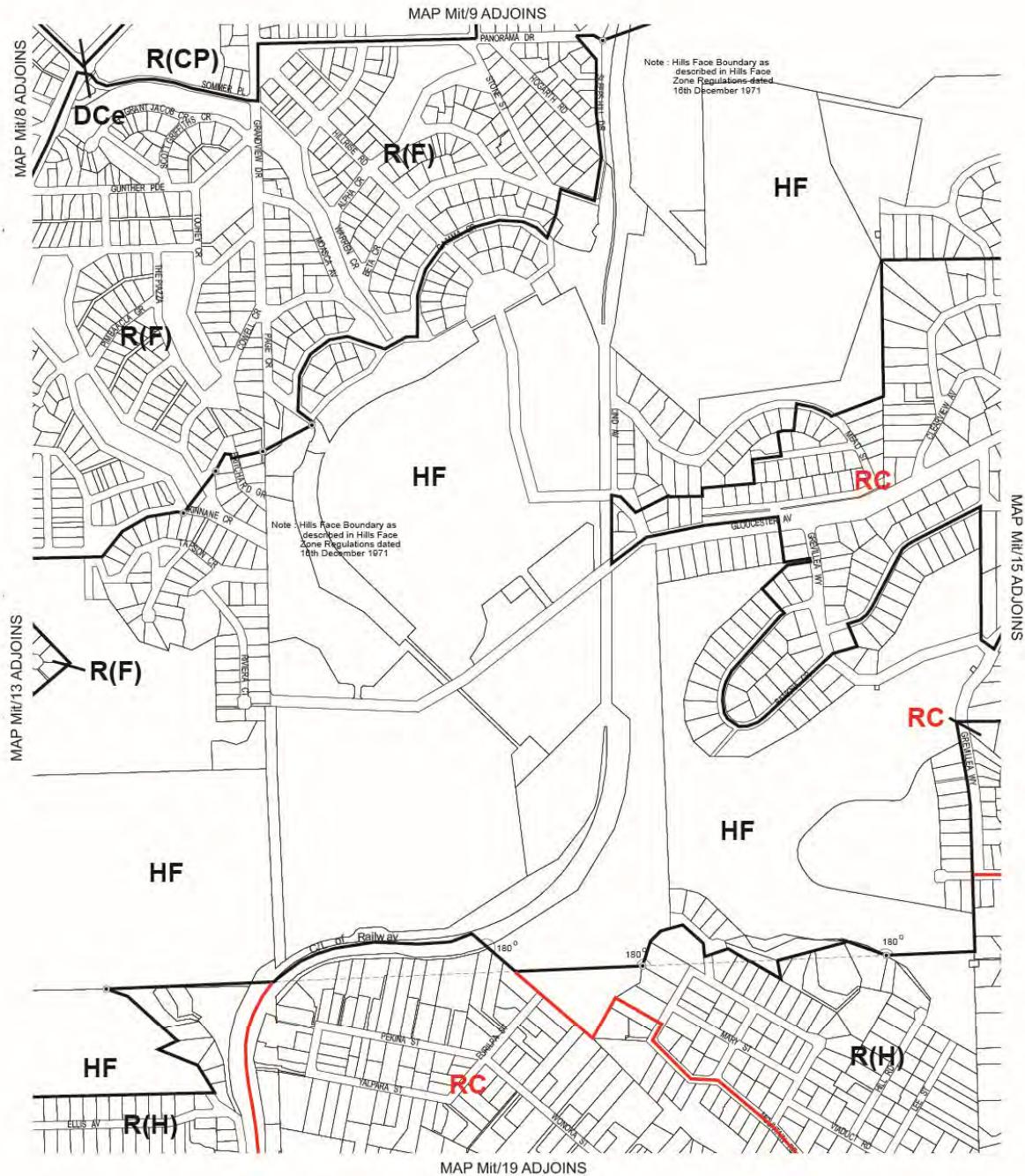
Scale 1:10000

0 500metres



**MITCHAM (CITY)
ZONES
MAP Mit/13**

VERSION A - 27 JULY 2020



NOTE : For Policy Areas see MAP Mit/34

DCe	District Centre
HF	Hills Face
R(CP)	Residential (Central Plains)
R(F)	Residential (Foothills)
R(H)	Residential (Hills)
RC	Residential Character

Scale 1:10000

0 500metres

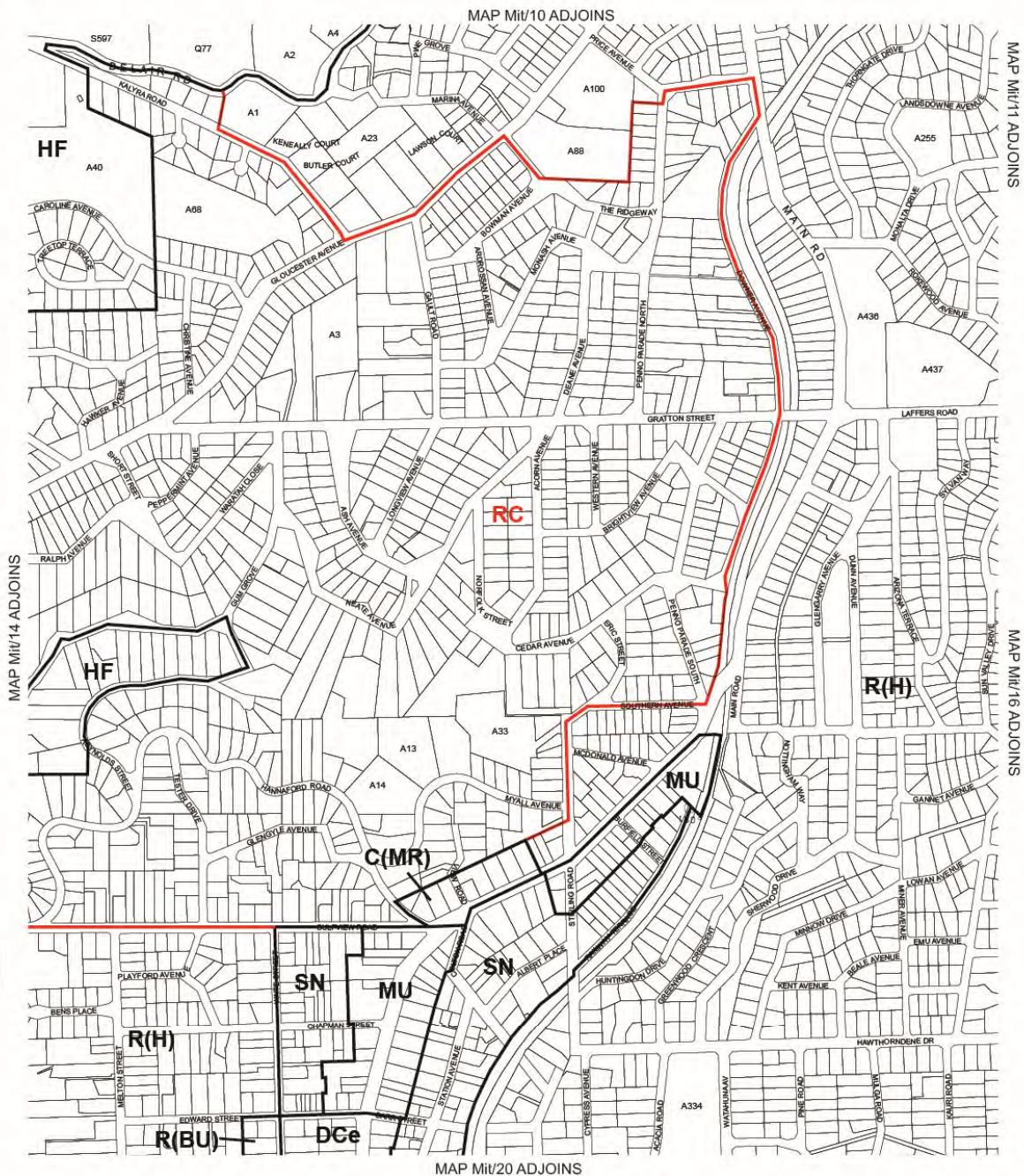


MITCHAM (CITY) ZONES MAP Mit/14

VERSION A - 10 SEPT 2020

— Zone Boundary
— - - Development Plan Boundary

Special Residential Character Areas DPA
City of Mitcham
Attachment C



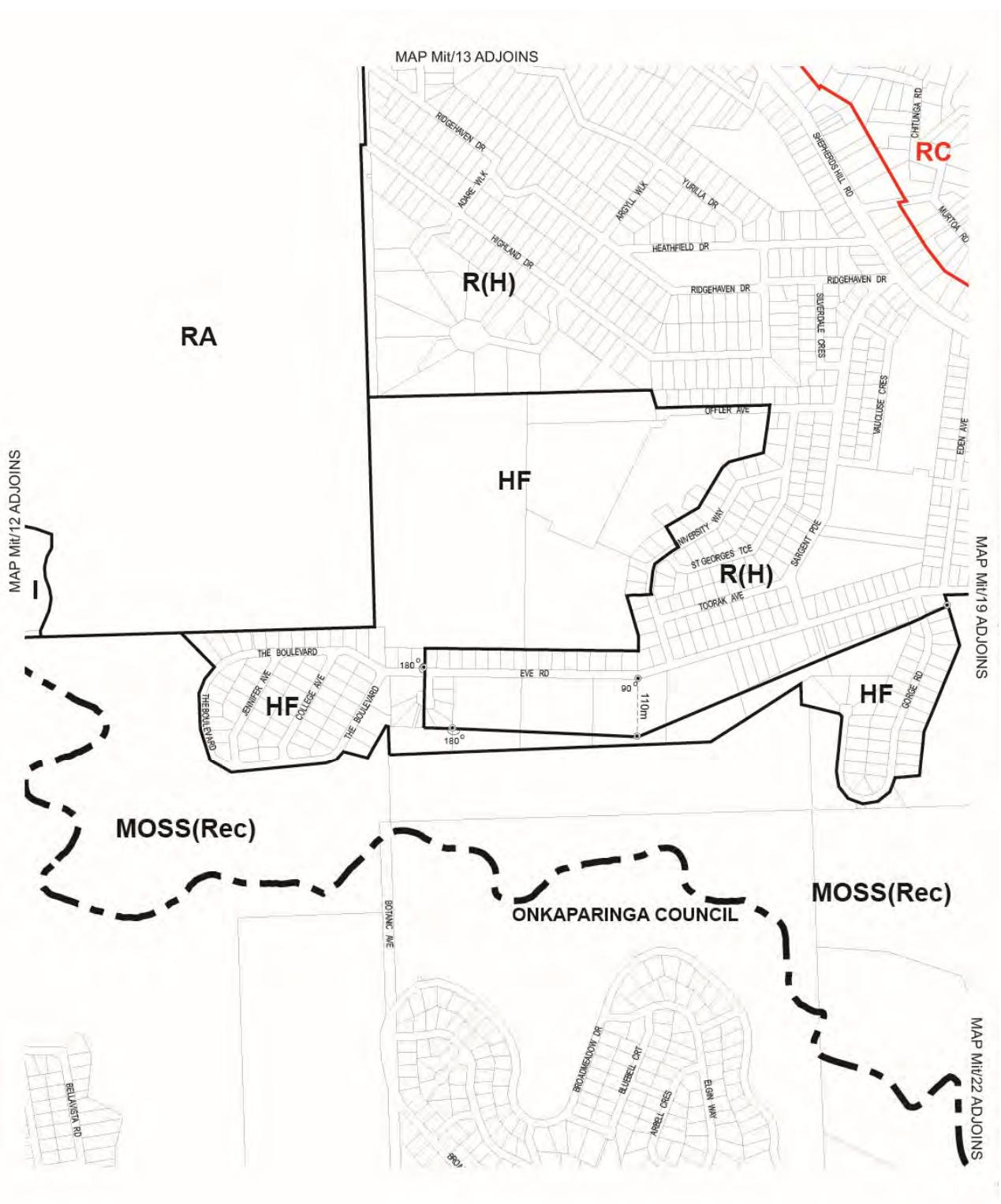
C(MR)	Commercial (Main Road)
Dce	District Centre
HF	Hills Face
MU	Mixed Use
R(BU)	Residential (Blackwood Urban)
R(H)	Residential (Hills)
RC	Residential Character
SN	Suburban Neighbourhood

Scale 1:10000
 0 500metres

**MITCHAM (CITY)
 ZONES
 MAP Mit/15**

VERSION A - 10 SEPT 2020

— Zone Boundary
 — Development Plan Boundary



NOTE : For Policy Areas see MAP Mit/24 & 25

HF	Hills Face
MOSS(Rec)	Metropolitan Open Space System (Recreation)
R(H)	Residential (Hills)
RA	Regional Activity
RC	Residential Character
I	Institutional

Scale 1:10000

0 500metres



MITCHAM (CITY) ZONES

MAP Mit/18

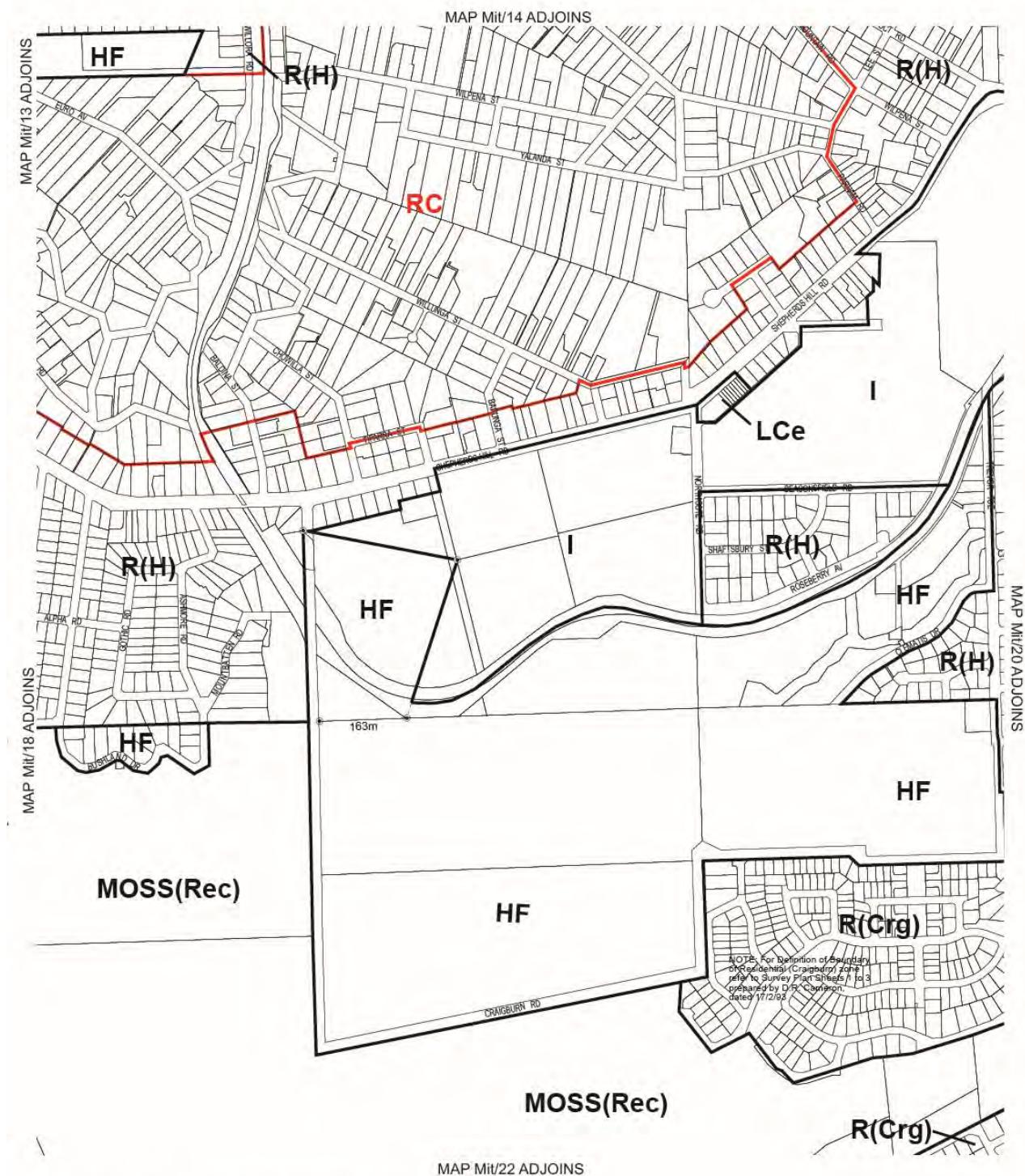
VERSION A - 27 JULY 2020

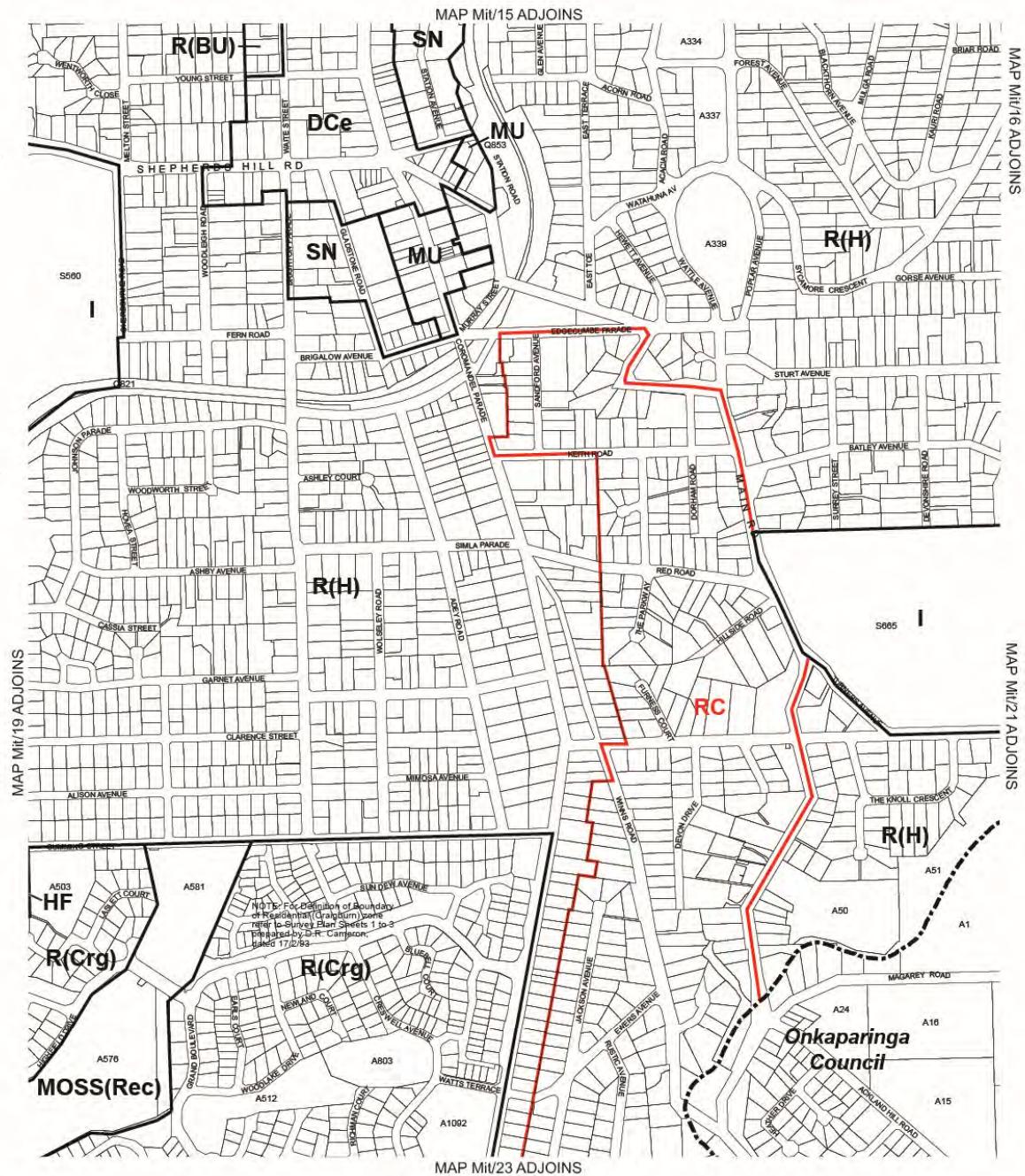


Zone Boundary



Development Plan Boundary





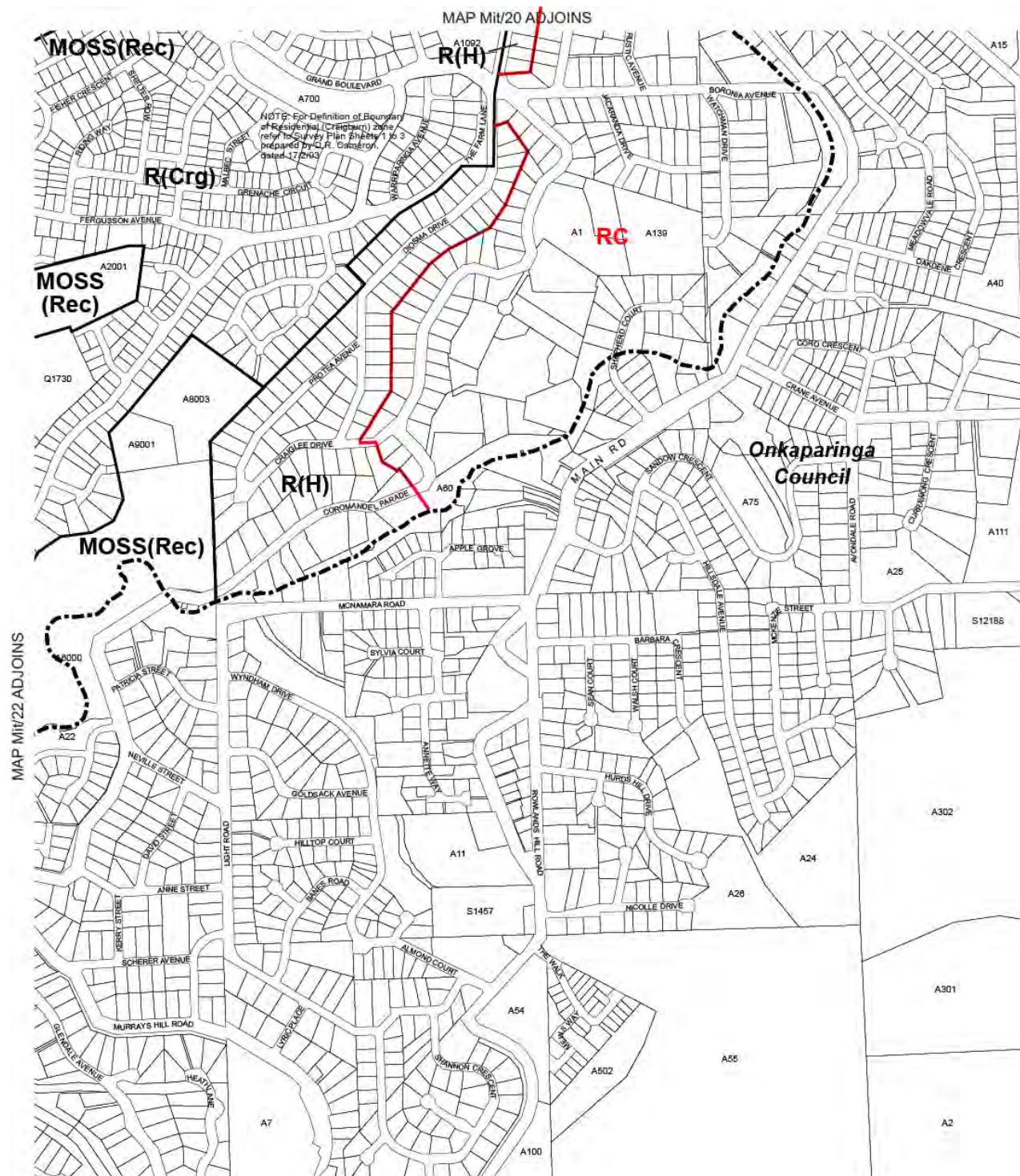
NOTE : For Policy Areas see MAP Mit/26 and 36

DCe	District Centre
HF	Hills Face
I	Institutional
MOSS(Rec)	Metropolitan Open Space System (Recreation)
MU	Mixed Use
R(BU)	Residential (Blackwood Urban)
R(Crg)	Residential (Craigburn)
R(H)	Residential (Hills)
RC	Residential Character
SN	Suburban Neighbourhood

 Zone Boundary
 Development Plan Boundary

**MITCHAM (CITY)
ZONES
MAP Mit/20**

VERSION A - 10 SEPT 2020



NOTE : For Policy Areas see Map Mit/26

MOSS(Rec)	Metropolitan Open Space System (Recreation)
R(Crg)	Residential (Craigburn)
R(H)	Residential (Hills)
RC	Residential Character

Scale 1:10000



0 500metres

**MITCHAM (CITY)
ZONES
MAP Mit/23**
VERSION A - 27 JULY 2020



5
6
24

Policy Area 5 - Open Space (Farming up to 2002)
 Policy Area 6 - Open Space for immediate addition to Sturt Gorge Recreation Park.
 Hills Character Policy Area 24

Scale 1:10000

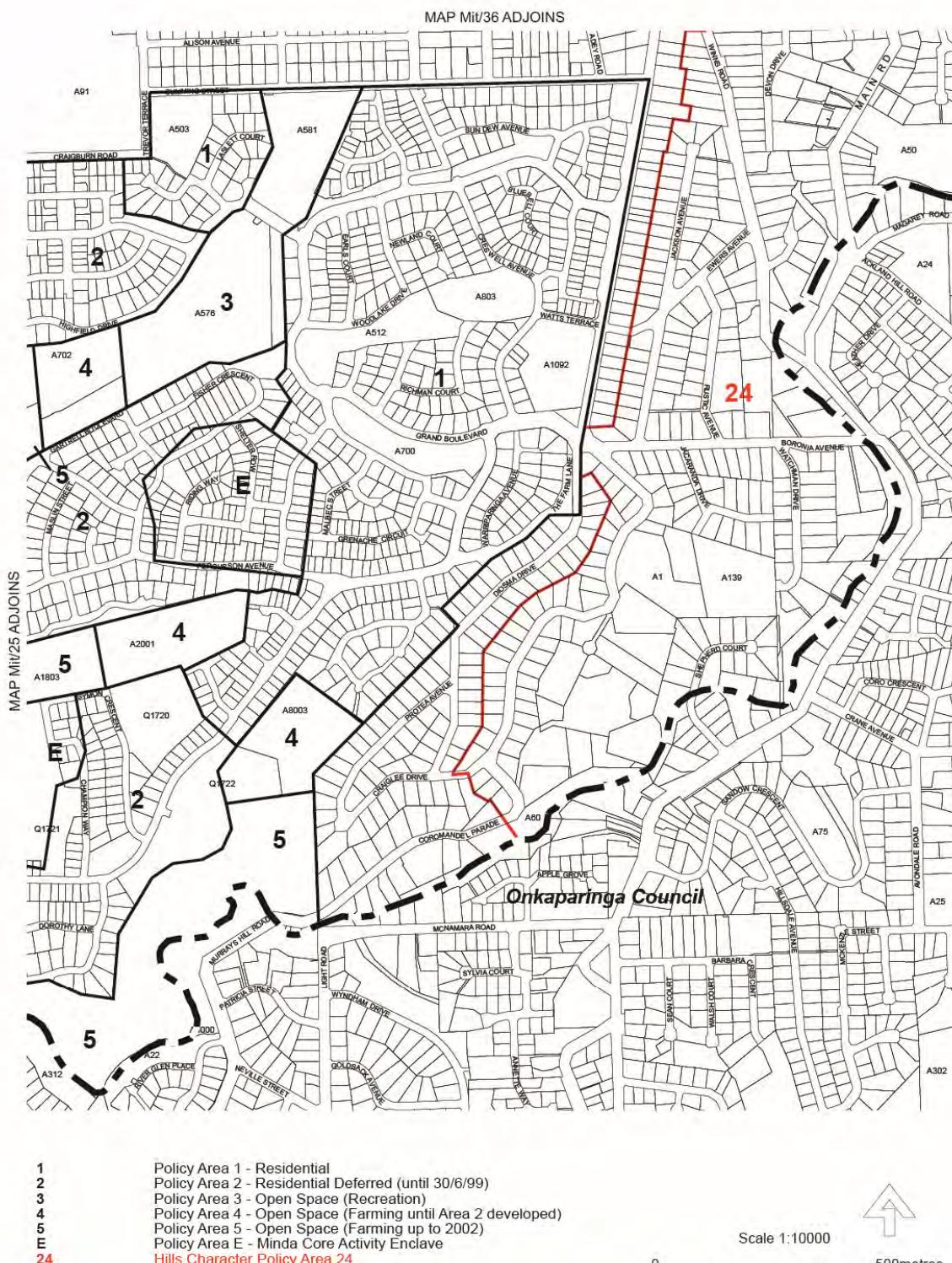


0 500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/24

VERISON A - 3 AUGUST 2020

Policy Area Boundary
 Development Plan Boundary



1 Policy Area 1 - Residential
2 Policy Area 2 - Residential Deferred (until 30/6/99)
3 Policy Area 3 - Open Space (Recreation)
4 Policy Area 4 - Open Space (Farming until Area 2 developed)
5 Policy Area 5 - Open Space (Farming up to 2002)
E Policy Area E - Minda Core Activity Enclave
24 Hills Character Policy Area 24

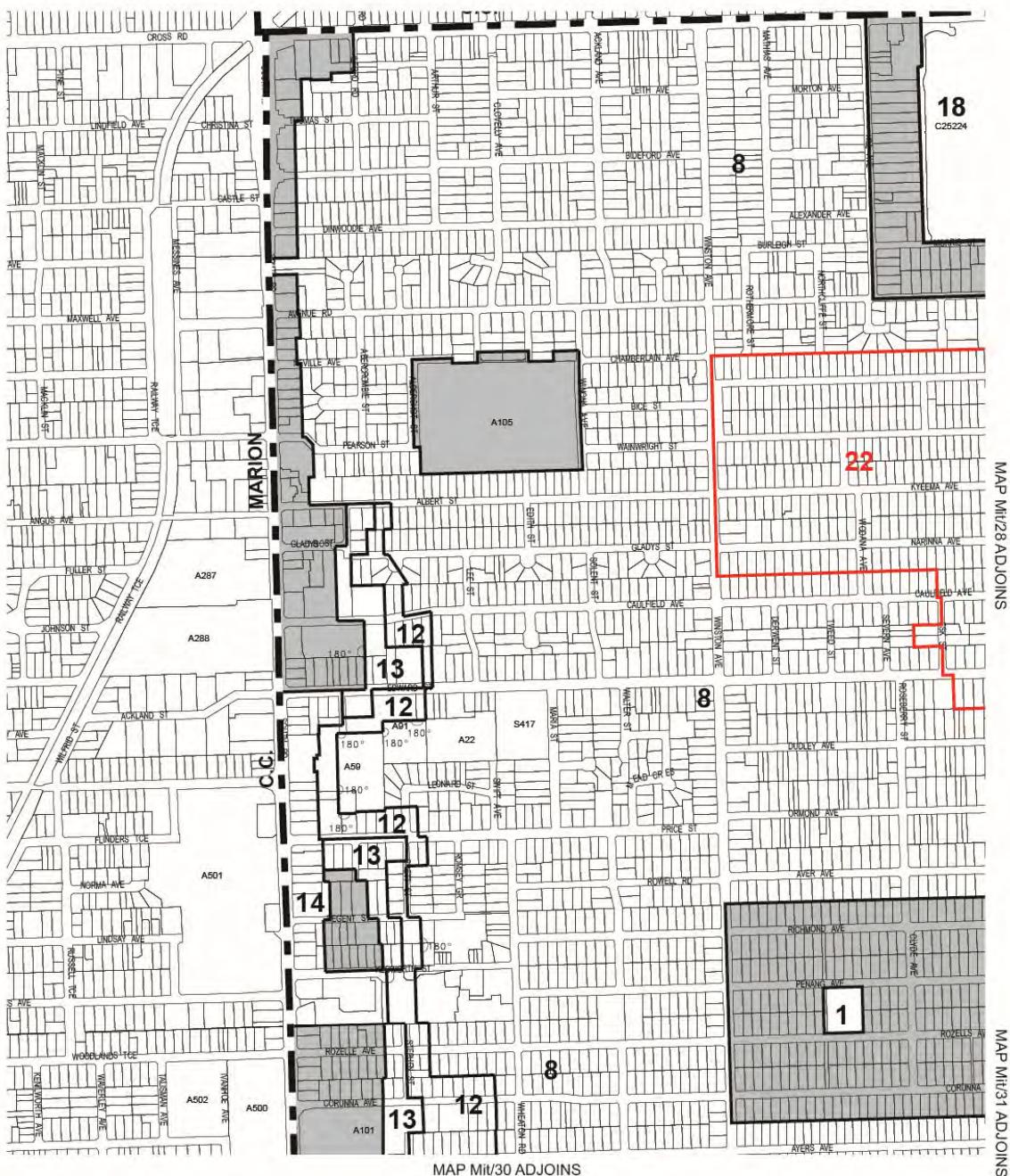
Scale 1:10000

500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/26

VERSION A - 30 JULY 2020

 Policy Area Boundary
 Development Plan Boundary
 Area not covered by Policy



- 1** Major Public Parks
- 8** Residential (Central Plains) Policy Area 8
- 12** Residential (Central Plains) Policy Area 12
- 13** Industry/Commerce Interface Policy Area 13
- 14** District Centre Fringe Policy Area 14
- 18** Education Policy Area 18
- 22** Plains Character Policy Area 22

Scale 1:10000

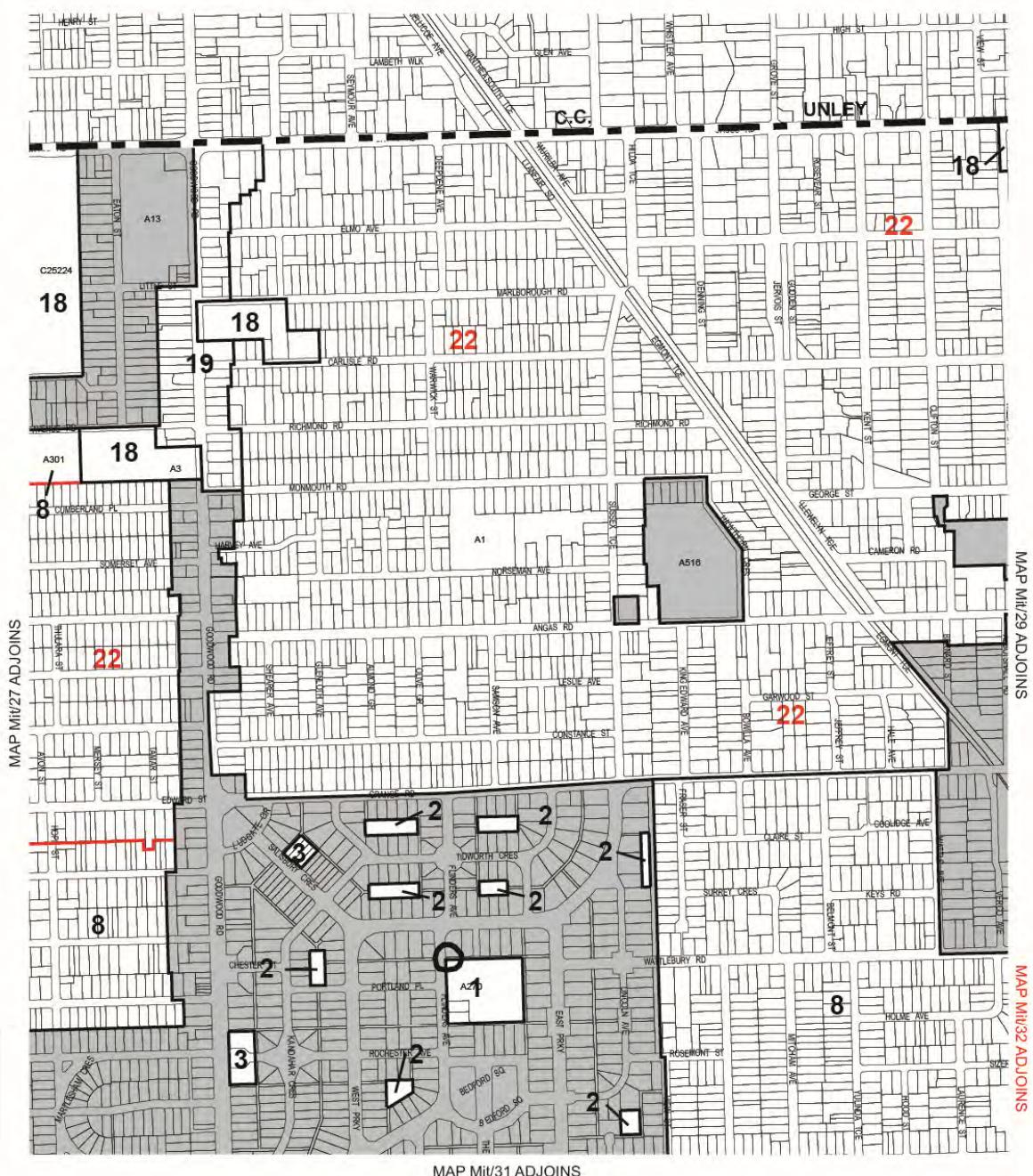
0 500metres



MITCHAM (CITY) POLICY AREAS MAP Mit/27

VERSION A - 10 SEPT 2020

- Policy Area Boundary
- - - Development Plan Boundary
- Area not covered by Policy



- 1 Major Public Parks**
 - 2 Internal Reserves**
 - 3 Local Shopping Precincts**
 - 8 Residential (Central Plains) Policy Area 8**
 - 18 Education Policy Area 18**
 - 19 Transit Living Policy Area 19**
 - 22 Plains Character Policy Area 22**

Scale 1:10000



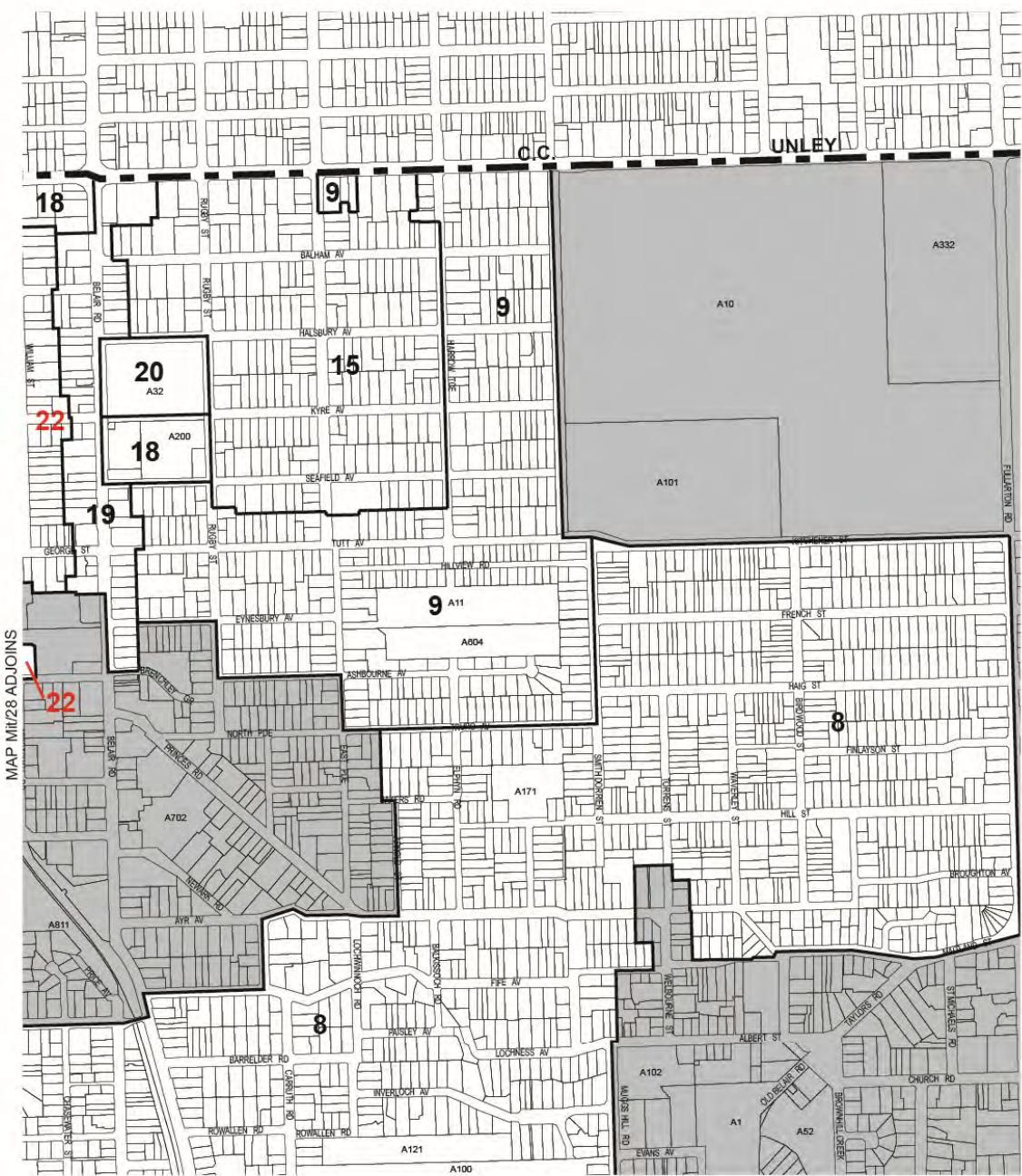
500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/28

VERSION A - 10 SEPT 2020



Area Containing Significant Eucalypt Trees
Policy Area Boundary
Development Plan Boundary
Area not covered by Policy



Policy Areas Within Residential (Central Plains) Zone

- | Policy Areas Within Residential (Central Plains) 2015 | |
|---|---|
| 15 | Residential (Central Plains) Policy Area 15 - Historic (Conservation) |
| 18 | Education Policy Area 18 |
| 19 | Transit Living Policy Area 19 |
| 20 | Recreation Policy Area 20 |
| 8 | Residential (Central Plains) Policy Area 8 |
| 9 | Residential (Central Plains) Policy Area 9 |
| 22 | Plains Character Policy Area 22 |

8 | 140000



scale 1:10000

500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/29

VERSIÓN A - 10 FEBRERO 2020

Policy Area Boundary
Development Plan Boundary
Area not covered by Policy



8
24

Residential (Central Plains) Policy Area 8
Hills Character Policy Area 24

MITCHAM (CITY) POLICY AREAS MAP Mit/32

VERISON A - 3 AUGUST 2020



Policy Areas Within Residential (Central Plains) Zone

- 10** Residential (Central Plains) Policy Area 10
- 11** Residential (Central Plains) Policy Area 11
- 8** Residential (Central Plains) Policy Area 8
- 24** Hills Character Policy Area 24

Scale 1:10000



500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/33

VERSION A - 30 JULY 2020

- Policy Area Boundary
- - - Development Plan Boundary
- Area not covered by Policy



8 Residential (Central Plains) Policy Area 8
24 Hills Character Policy Area 24

Scale 1:10000



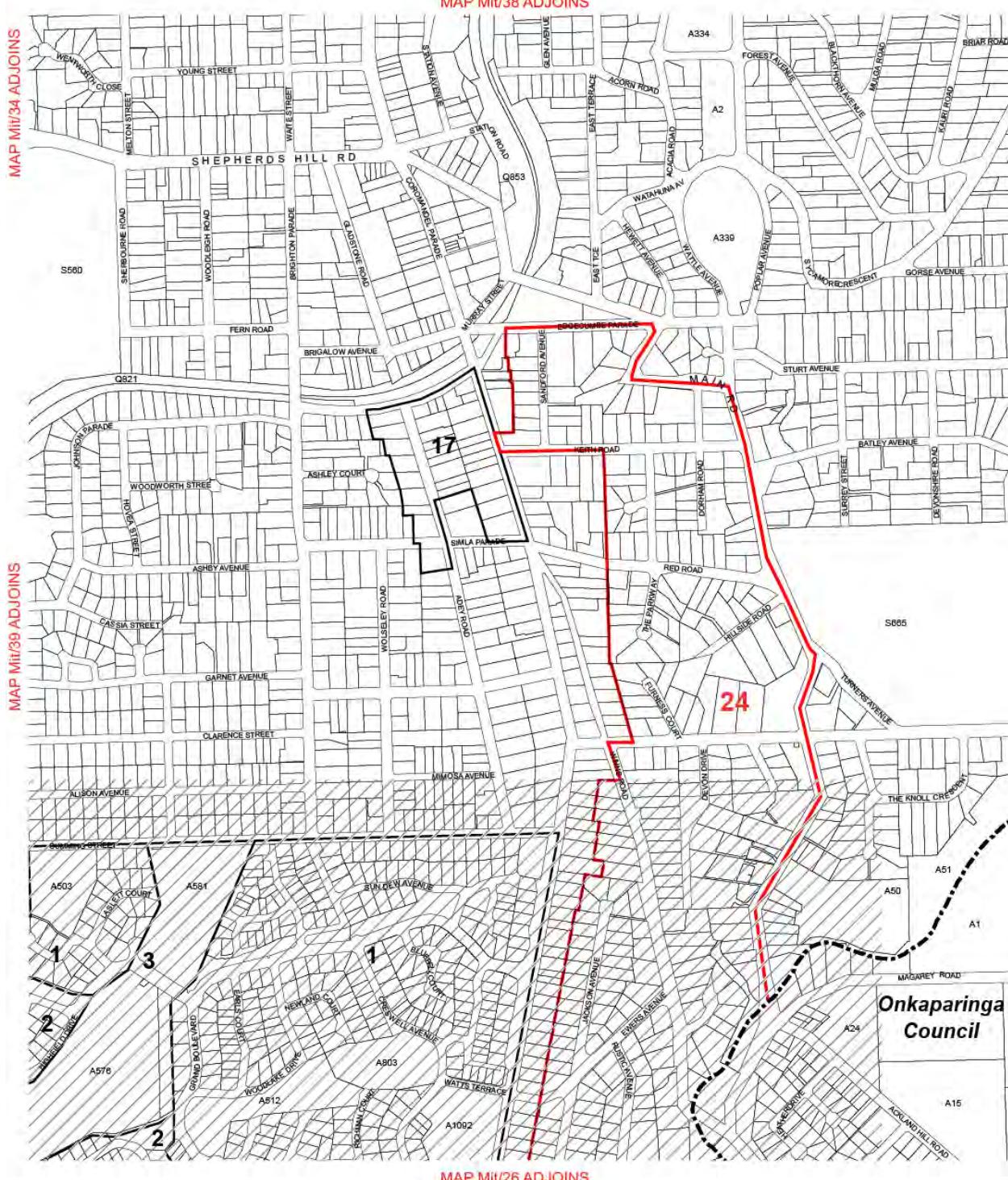
0 500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/34

VERSION A - 30 JULY 2020



Policy Area Boundary
Development Plan Boundary
Area not covered by Policy



17
24 Adey Road Historic (Conservation) Policy Area 17
Hills Character Policy Area 24

— Policy Area Boundary
— Development Plan Boundary

Scale 1:10000

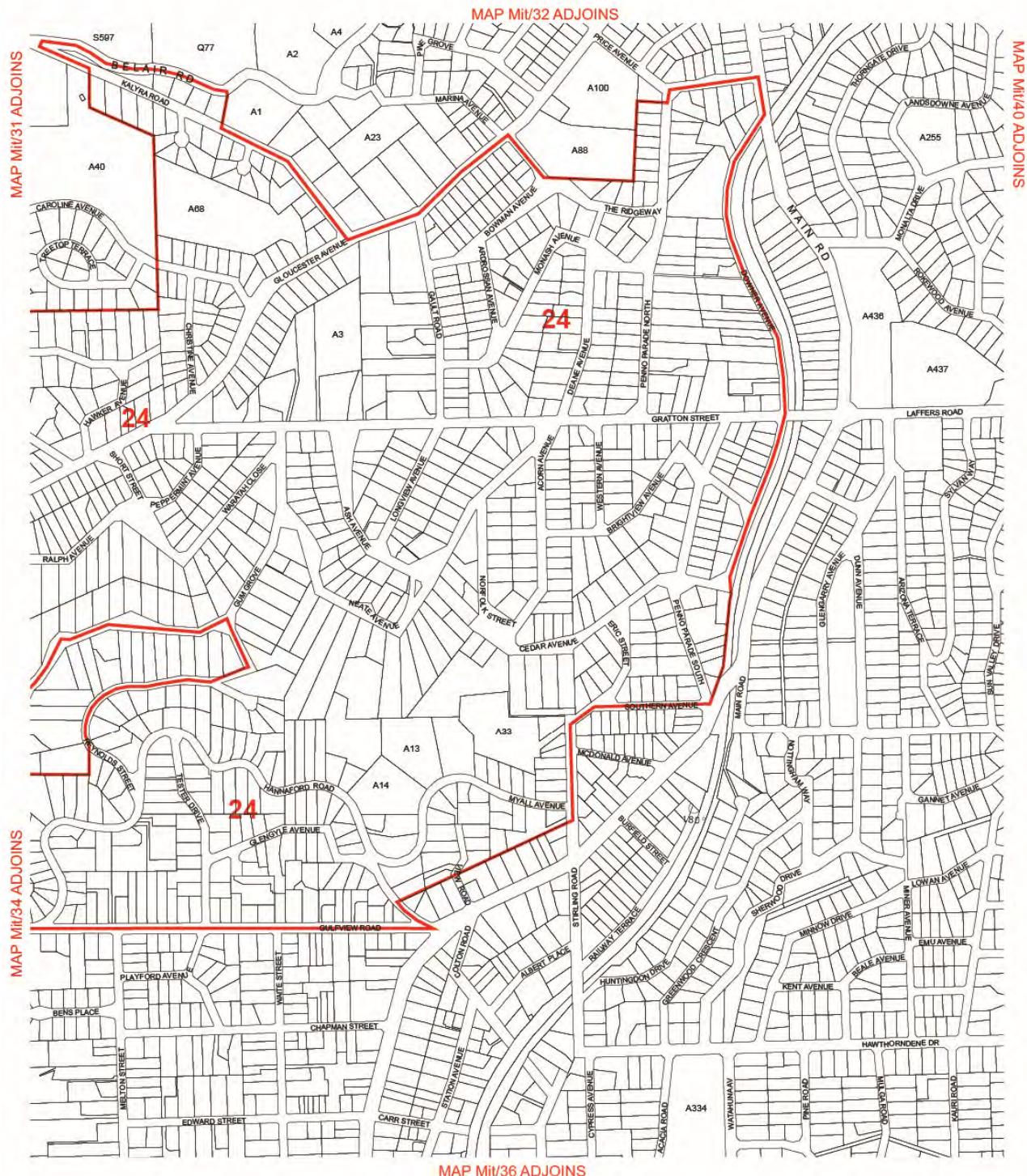
0 500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/36

VERSION A - 30 JULY 2020

Attachment C

New Policy Area and Precincts Maps



24

Hills Character Policy Area 24

Scale 1:10000

0 500metres



MITCHAM (CITY) POLICY AREAS

MAP Mit/38

VERSION A - 30 JULY 2020



Policy Area Boundary
Development Plan Boundary



2
5
24

Policy Area 2 - Residential Deferred (until 30/6/99)
Policy Area 5 - Open Space (farming up to 2002)
Hills Character Policy Area 24

Scale 1:10000

0 500metres



MITCHAM (CITY) POLICY AREAS MAP Mit/39

VERSION A - 30 JULY 2020

— Policy Area Boundary
— Development Plan Boundary



24

Hills Character Policy Area 24

Policy Area Boundary

Scale 1:10000

500metres

MITCHAM (CITY) POLICY AREAS MAP Mit/40

VERSION A - 30 JULY 2020



1

Precinct 1 Cumberland Park Character

Scale 1:10000

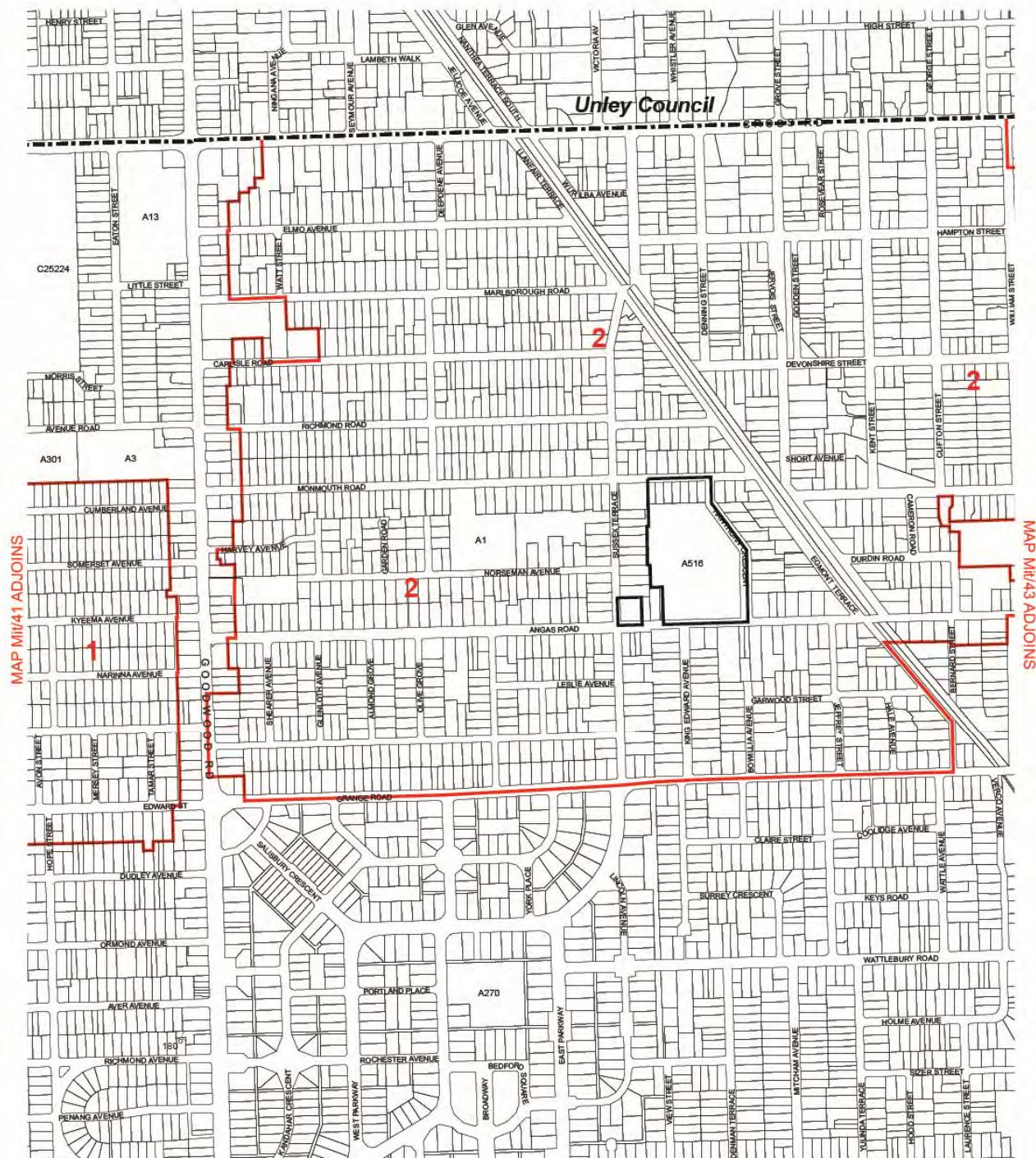
0 500metres



MITCHAM (CITY) PRECINCTS MAP Mit/41

VERSION A - 31 JULY 2020

Precinct Boundary
 Development Plan Boundary



1
2

Precinct 1 Cumberland Park Character
Precinct 2 Westbourne Park and Hawthorn Character



Scale 1:10000

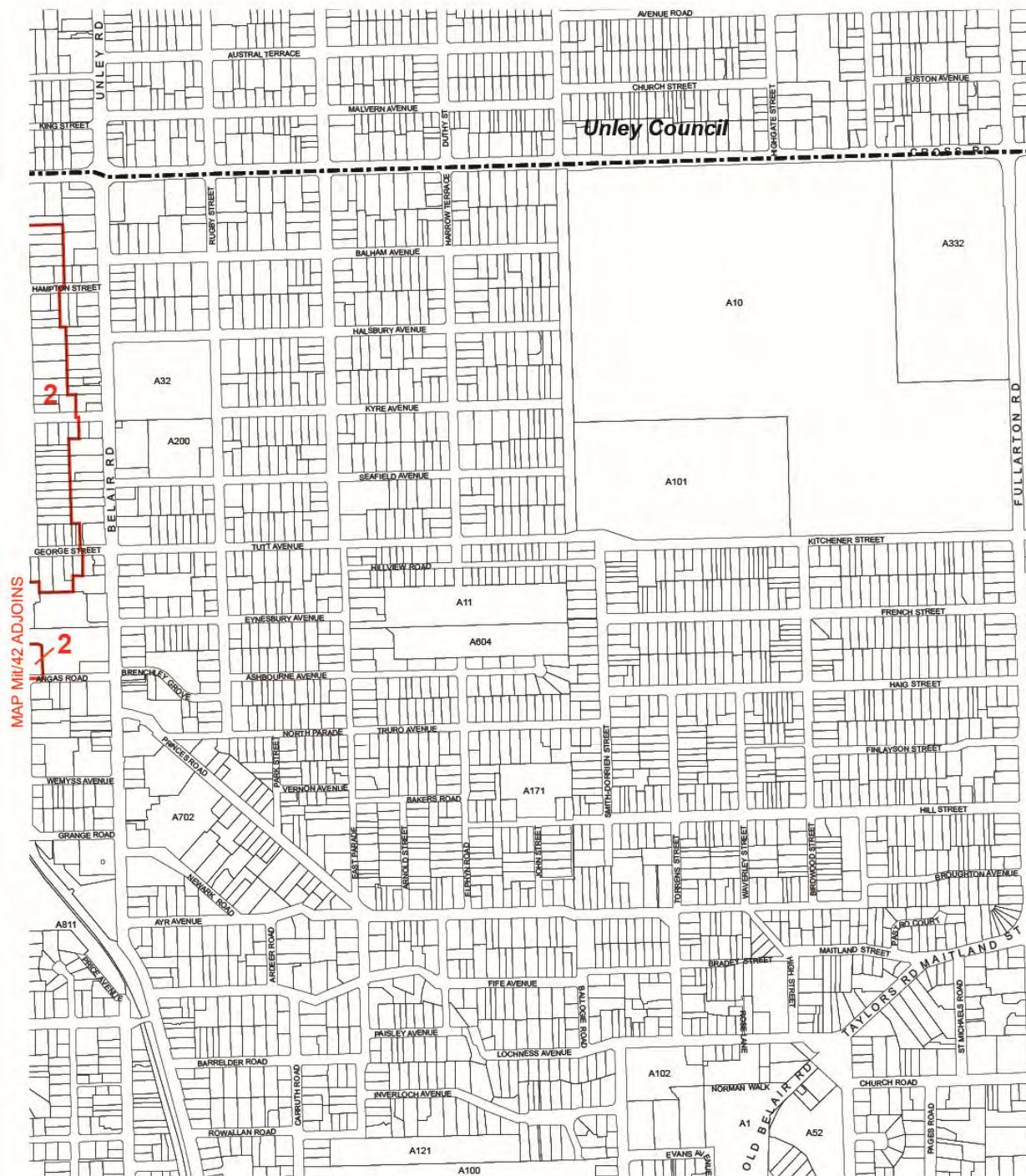
0 500metres

**MITCHAM (CITY)
PRECINCTS
MAP Mit/42
VERSION A - 31 JULY 2020**



Precinct Boundary

Development Plan Boundary



2

Precinct 2 Westbourne Park and Hawthorn Character



Scale 1:10000

0 500metres

MITCHAM (CITY) PRECINCTS MAP Mit/43

VERSION A - 31 JULY 2020

Precinct Boundary
Development Plan Boundary