

—LOVE—
NORWOOD

PATERSON PARK DEVELOPMENT

23 January 2016

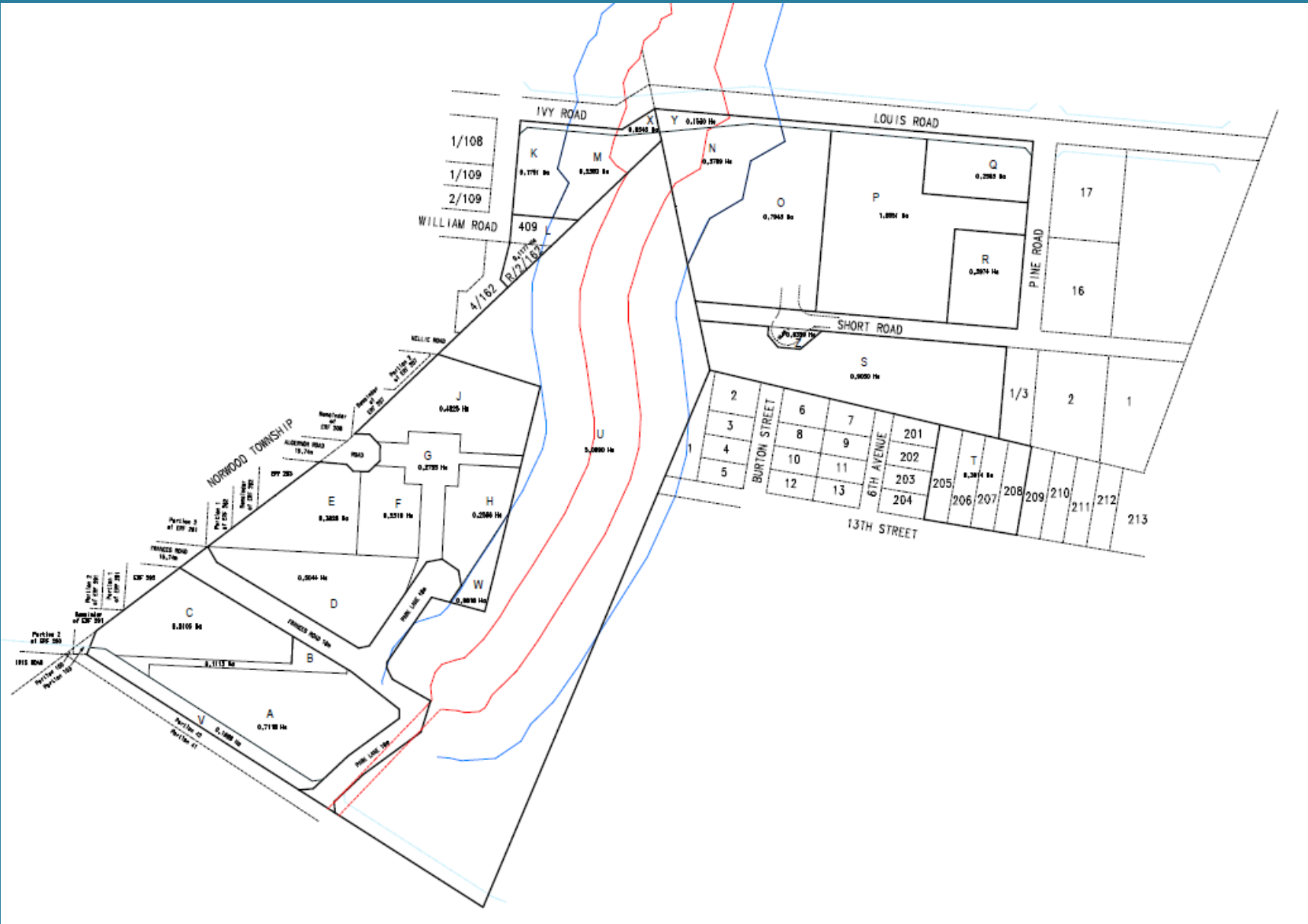
CONTEXT

- **Development concepts date back more than a decade**
- **Victoria Ext 3 declared in 2005**
- **A radically different development, influenced by the City's Corridors of Freedom policy, proposed in 2015**
- **Zoning applications in support of this published in November 2015**
- **NORA concerns:**
 - Poor public participation
 - Shape and form of development not compatible with existing urban fabric
 - No clarity on a number of key matters

ACTIVITIES IN 2016

- **NORA facilitated the collection and submission of hundreds of objections to the zoning applications**
- **Our concerns published in print media, and channelled to local radio**
- **Attempted engagement at various levels of local government, including inviting the City to present at the March 2016 AGM**
- **Key meetings with Development Planning and subject matter experts in November 2016**
- **Culminated in an amended development proposal and accompanying zoning applications**

OVERVIEW OF PATERSON PARK



- A to J: Victoria Ext 3
- K: JRA Depot
- O: Pikitup Depot
- P to R: Orchards Project
- S: Short Street Park
- T: 13th Street House
- U: Paterson Park
- V, X, Y: Road Widening
- W, M, N: 100 Yr Floodline

OVERVIEW OF CHANGE IN DEVELOPMENT PROPOSALS

Portion	Description	Before		After		Commentary
		Height	Dwellings	Height	Dwellings	
A	On Paterson Road, opposite Police Barracks	12	502	7	300	Significant decrease in height and dwellings
C	Between Paterson and Frances roads, bordering Norwood	6	155	4	55	Significant decrease in height and dwellings
D	On an extension of Frances Road, towards centre of Paterson Park	6	179	6	170	Unchanged
E	Between Frances and Algernon roads, bordering Norwood	3	99	3	44	Significant decrease in dwellings
F	On an extension of Algernon Road, towards centre of Paterson Park	3	78	3	57	Significant decrease in dwellings
H	On an extension of Algernon Road, towards centre of Paterson Park	6	57	6	57	Significant decrease in height
J	On an extension of Algernon Road, between Nellie and Algernon	3	123	3	84	Significant decrease in dwellings
K	Between Lucy Lane and Ivy Road	10	216	4	36	Significant decrease in height and dwellings
O	On an extension of Short Road	10	575	10	476	Decrease in dwellings
R	Corner Pine and Short	10	178	10	178	Unchanged
		Before	2162	After	1457	

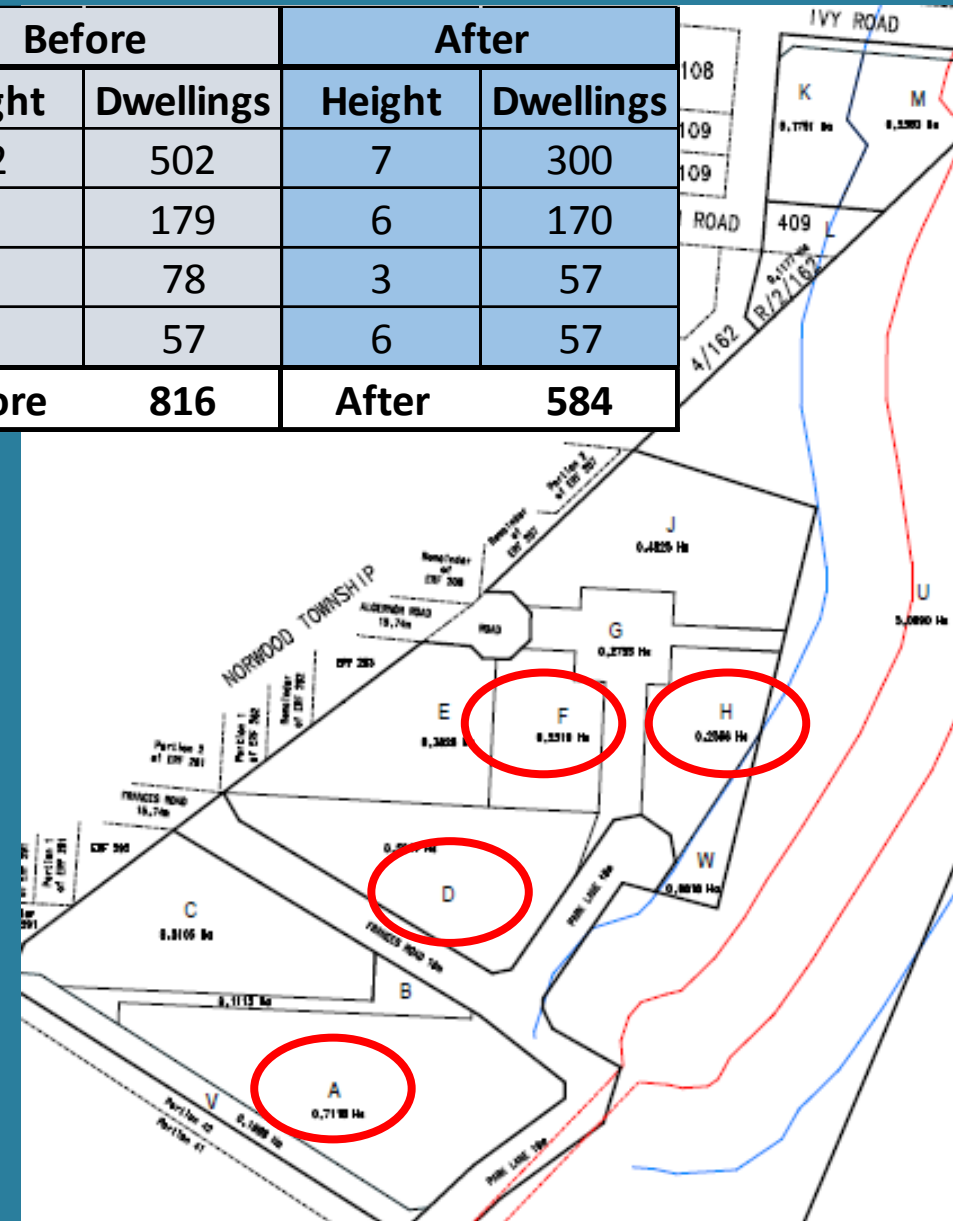
DIRECT NORWOOD IMPACT

Portion	Description	Before		After	
		Height	Dwellings	Height	Dwellings
C	Between Paterson and Frances roads, bordering Norwood	6	155	4	55
E	Between Frances and Algernon roads, bordering Norwood	3	99	3	44
J	On an extension of Algernon Road, between Nellie and Algernon	3	123	3	84
K	Between Lucy Lane and Ivy Road	10	216	4	36
		Before	593	After	219



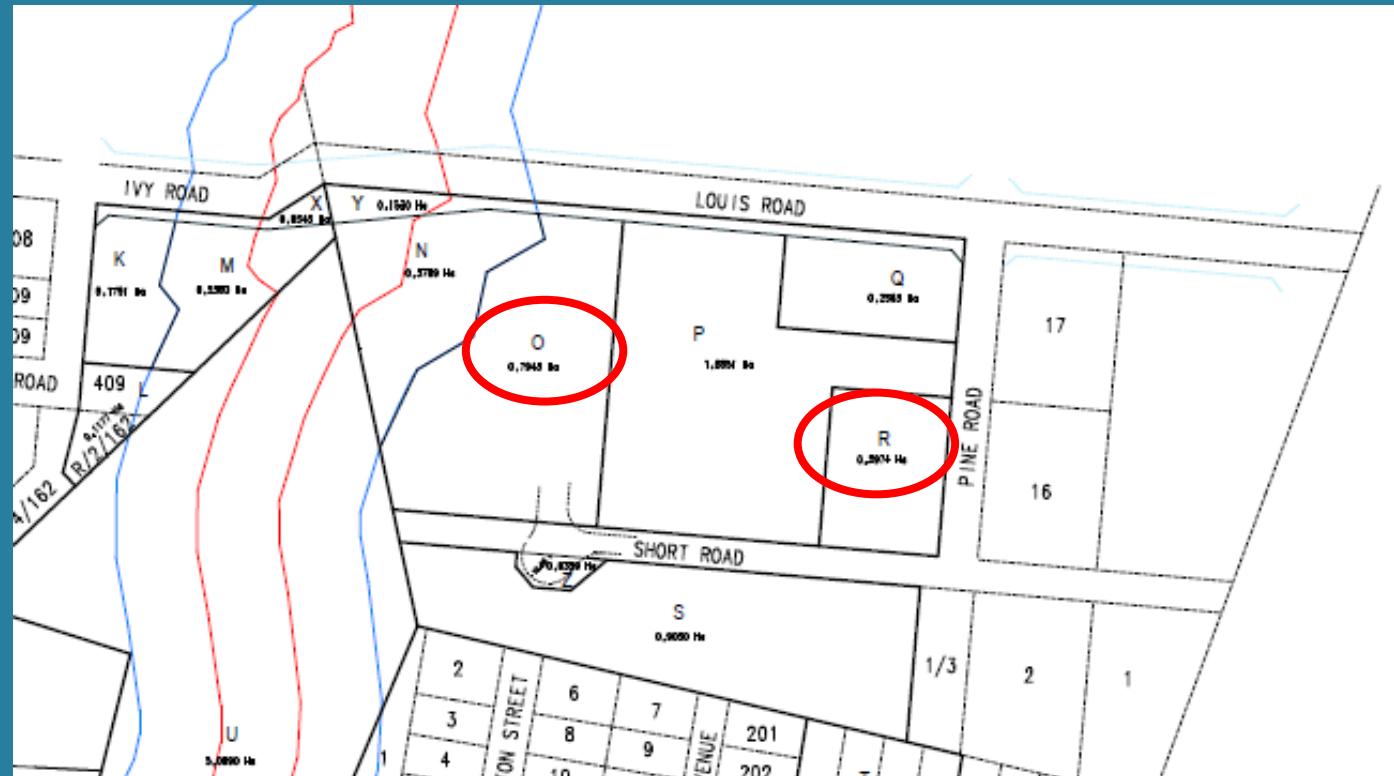
INDIRECT NORWOOD IMPACT

Portion	Description	Before		After	
		Height	Dwellings	Height	Dwellings
A	On Paterson Road, opposite Police Barracks	12	502	7	300
D	On an extension of Frances Road, towards centre of Paterson Park	6	179	6	170
F	On an extension of Algernon Road, towards centre of Paterson Park	3	78	3	57
H	On an extension of Algernon Road, towards centre of Paterson Park	6	57	6	57
		Before	816	After	584



LOUIS BOTHA IMPACT

Portion	Description	Before		After	
		Height	Dwellings	Height	Dwellings
O	On an extension of Short Road	10	575	10	476
R	Corner Pine and Short	10	178	10	178
		Before	753	After	654



SUMMARY OF CHANGES

- Reduction in the maximum height on Victoria Ext 3 to 7 storeys (from 12);
- Reduction in the height of the development parcel on Lucy Lane to 4 storeys (from 10);
- Reduction in the height of the development parcel on Frances Road to 4 storeys (from 6)
- Significant reduction in the proposed number of dwelling units on parcels adjoining Frances, Algernon, Nellie roads and Lucy Lane;
- Improved parking ratios to 1.3; and
- An increase in the amount of public open space in the precinct.

OTHER COMMITMENTS

- Traffic control initiatives on roads affected;
- Retention and improvement of significant heritage structures;
- Retention of mature trees bordering Norwood and on border of new park boundary;
- NORA to be included in discussion on inclusionary housing definitions; and
- Relandscaping of park in accordance with new plan.

POSSIBLE BENEFITS

- Investment on neglected eastern border;
- An attractive, usable and well maintained park;
- Increased feet on Grant Avenue;
- Removal of Pikitup depot will improve appearance of the area;
- Elimination of non-residential uses will facilitate maintenance and improve appearance of the area; and
- Integration of Orchards Project into a viable mixed use precinct.

POSSIBLE RISKS

- **Noise and dirt during development process;**
- **Increased traffic on Lucy Lane, William Road, Nellie Road, Algernon Road and Frances Road; and**
- **Future maintenance subject to effective Sectional Title scheme management.**

NEXT STEPS

- Tribunal to be held in February 2017 – participation is essential
- Release of development parcels to tender – 2017
- Awarding of tenders and commencement of construction – 2017/18

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