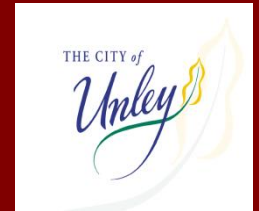


FACT SHEET

RESIDENTIAL REGENERATION ZONE Fisher Street (Fullarton) Policy Area 13



The City of Unley Development Plan was amended by the *Village Living and Desirable Neighbourhoods Development Plan Amendment (DPA) Stage 2 (Residential Character, Growth Areas and Council Wide Residential Policy Review) Part 1 (EAST)* on 4 July 2017 by the introduction of the Residential Regeneration Zone, encompassing four distinct policy areas – Fisher Street, Major Roads, Renewal and Spence Avenue.

This Fact Sheet provides a summary and some extracts (identified in italics) in relation to the ***Residential Regeneration Zone - Fisher Street (Fullarton) Policy Area 13***.

In addition to the more specific policy of the Policy Area, the Residential Regeneration Zone and broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

The full Plan can be viewed on Council's website www.unley.sa.gov.au or State Government website www.sa.gov.au.

The Policy area maps of the affected area are attached in Appendix 1.

Fisher Street (Fullarton) Policy Area 13

OBJECTIVES

Objective 1: *Development of medium to high residential densities with a built form pattern that comprises high vertical elevation, low horizontal site coverage and within a generous landscape setting.*

Objective 2: *Development that contributes to the desired character of the policy area.*

DESIRED CHARACTER

The Fisher Street Policy Area has a strong sense of place which is characterised by clustered, vertical built form within a generous landscape setting. The desired high density residential living environment will emphasise vertically-proportioned buildings that are well separated from property boundaries, each other, and display low site coverage. To achieve a high density, dwelling types other than detached and semi-detached housing are envisaged in this policy area.

The policy area has a strong landscape character with its prominent tree lined street and property edges. Generous street and property boundary setbacks are appropriate for all buildings, with the tallest buildings located centrally on-site and more moderate-scaled buildings framing its edges.

Development will be of high quality in terms of external materials used, detailing and articulation of facades to streets and other public areas. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm. On-site parking will be designed, where possible, to utilise shared driveway access and rear parking areas so as to preserve on-street visitor parking and minimise the visual impact of paving and garaging of vehicles to the streetscape.

Environmental sustainability benefits are to accord with zone requirements. In addition, generous space surrounding buildings allows for generous provision of urban landscaping, biodiversity and opportunities for on-site water harvesting.

PRINCIPLES OF DEVELOPMENT CONTROL**Land Use**

- 1 *Development should be primarily for residential flat buildings.*
- 2 *Non-residential development should be ancillary to on-site residential living, small in scale with a maximum total floor area of 100 square metres and situated on the ground floor level only.*

Form and Character

- 2 *Development should be consistent with the desired character of the policy area.*
- 3 *Medium to high density development that achieves net densities of between 40 – 100 dwellings per hectare typically in the form of four to five storey buildings.*
- 4 *Development should provide a positive streetscape contribution by:*
 - (a) *reinforcing the setting of buildings in the streetscape and provide well landscaped surrounds;*
 - (b) *strong garden character and landscape vistas;*
 - (c) *confining the garaging of vehicles as a relatively minor element when viewed from the public realm and desirably located below ground in basement levels or located discretely to the rear;*
 - (d) *site works should preserve the treed and open garden character and established landscape features and limit the extent of hard-standing areas and number of separate driveways.*
- 5 *Buildings should be designed in accord with the following parameters:*

Parameter	Value
<i>Maximum site coverage</i>	<i>40 per cent</i>
<i>Maximum wall height (from ground level)</i>	<i>17.5 metres (5 storeys)</i>
<i>Minimum setback to the front main wall from the primary street boundary</i>	<i>8 metres (wall height less than or equal to 7 metres) 15 metres (wall height greater than 7 metres and less than or equal to 10.5 metres) 20 metres (wall height greater than 10.5 metres)</i>

- 6 *A dwelling should be designed in accord with the following parameters:*

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for allotments >2000 square metres (square metres)	Minimum frontage width (metres)
<i>Dwelling</i>	<i>180 minimum 230 maximum</i>	<i>150 minimum 230 maximum</i>	<i>8</i>
<i>Residential flat building</i>	<i>120 minimum (average) 230 maximum (average)</i>	<i>100 minimum (average) 230 maximum (average)</i>	<i>20</i>

** A minimum frontage of 6 metres applies where the site has access-only frontage to the street.*

Zone Procedural Matters

The zone sets out 'complying' development per Schedule 4 of the Development Regulations 2008 and in Table Un/7 in the Development Plan.

The zone sets out a list of 'non-complying' forms of development which generally encompass non-residential land uses. The exceptions to this in Policy Area 13 are for alterations to existing non-residential uses; conversion of existing non-residential uses, including additions, to offices, consulting rooms or shops; limited home offices and minor offices, consulting rooms or shops up to 100m². All other forms of development are assessed on their merit in accordance with the Development Plan.

In addition the Zone sets out requirements for the 'public notification' of development applications per Schedule 9 of the Development Regulations and Table Un/8 in the Development Plan.

New development requires the provision of vehicle parking (car and bicycle) pursuant to general policy and rates set out in Tables Un/5 and Un/6.

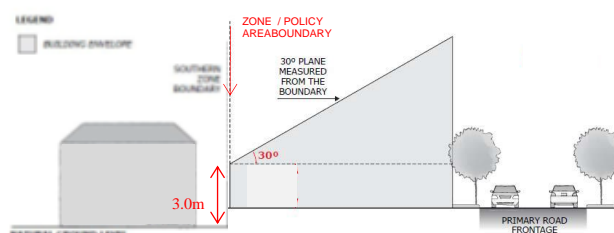
General design controls for development

As the urban form increases in its scale and intensity, design outcomes need to carefully consider the corresponding impacts such as building bulk, transition of built form, overlooking, overshadowing and loss of green space. The provisions for the zone encourage good design outcomes and particularly focus on the interface areas between different land uses, intensities within a land use and streetscape characters.

To respond to the landscape character of the locality the maximum site coverage levels are 40% and at lower level than for the remainder of the zone.

Development requires the provision of vehicle parking (car and bicycle) pursuant to general policy and rates set out in Tables Un/5 and Un/6.

Council Wide policy for **Development of 3 storeys or more** (or wall heights greater than 7 metres) provides that such development should be contained within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above the ground level of the adjoining affected land at the zone boundary.

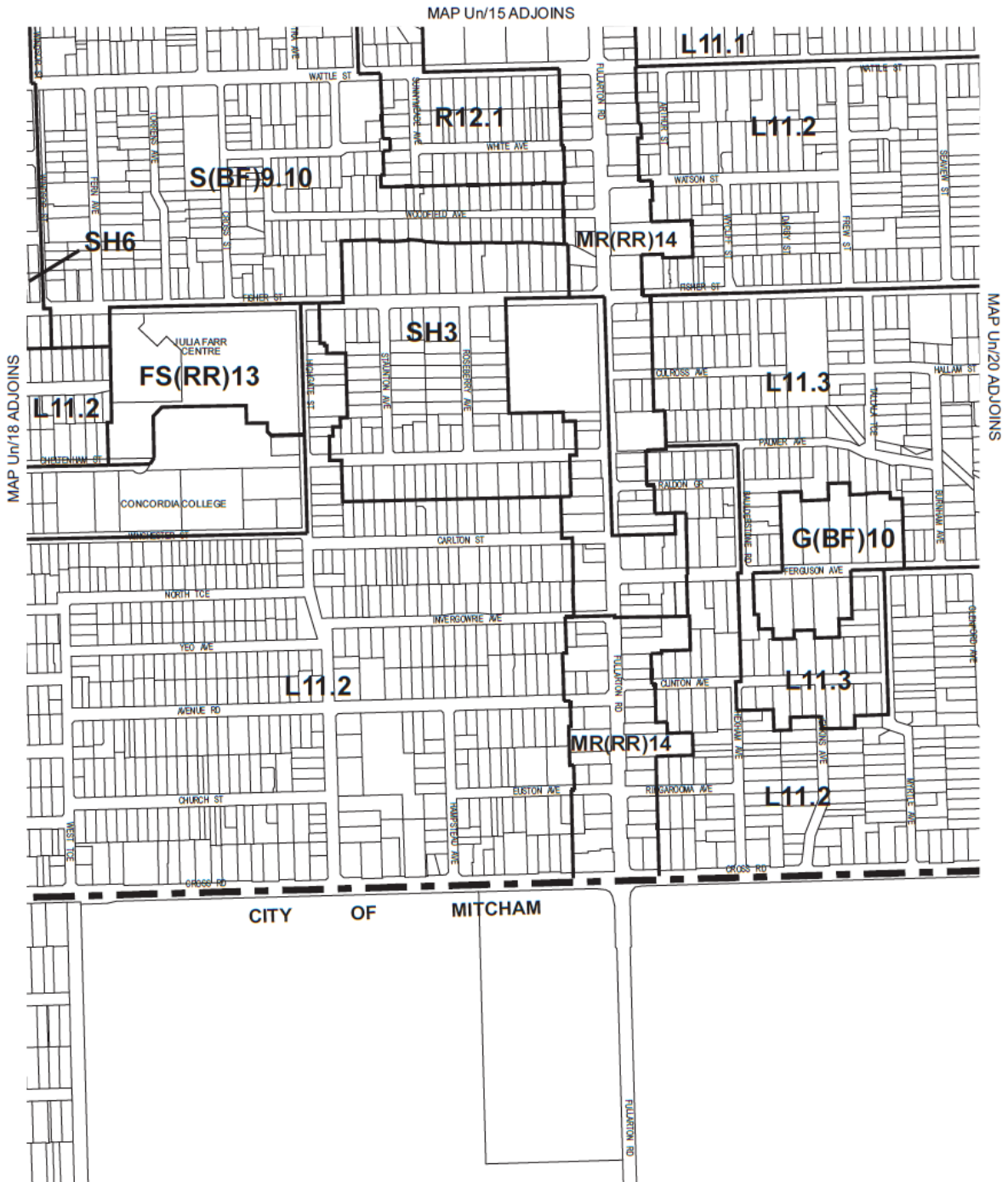


Full and further Information

In addition to the more specific policy of the Policy Area and Zone, the broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

The full Development Plan is available on Councils web-site www.unley.sa.gov.au under Development heading or Planning SA web-site www.planning.sa.gov.au/go/development-plans .

Appendix 1:



- SH3 Policy Area 3 - Spacious Historic Fullarton Roseberry Estate
- SH6 Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
- S(BF)9.10 Policy Area 9 - Spacious (Built Form) Precinct 9.10
- G(BF)10 Policy Area 10 - Grand (Built Form) Precinct 10
- L11.1 Policy Area 11 - Landscape Precinct 11.1
- L11.2 Policy Area 11 - Landscape Precinct 11.2
- L11.3 Policy Area 11 - Landscape Precinct 11.3
- R12.1 Policy Area 12 - Residential Infill (300) Precinct 12.1
- FS(RR)13 Policy Area 13 - Fisher Street (Residential Regeneration) Policy Area 13
- MR(RR)14 Policy Area 14 - Major Roads (Fullarton Road) Precinct 14

Policy Area Boundary
 Development Plan Boundary



**UNLEY (CITY)
POLICY AREAS
MAP Un/19**

Consolidated - 4 July 2017