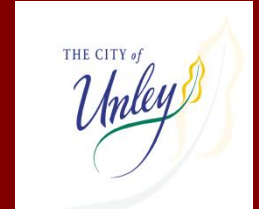


# FACT SHEET

## RESIDENTIAL REGENERATION ZONE Major Roads Policy Area 14 – Fullarton Road



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) and Part 1 (EAST)* on 4 July 2017 by the introduction of the Residential Regeneration Zone, encompassing 4 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 - Major Roads Policy Area 14 (Fullarton Road)***.

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](http://www.unley.sa.gov.au) or State Government website [www.sa.gov.au](http://www.sa.gov.au).

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

### Major Roads Policy Area 14

#### OBJECTIVES

**Objective 1:** *Medium to high density residential development is to be achieved through the development of multiple level buildings of distinctive and high urban design quality with an emphasis on vertical proportions whilst maintaining a strong and enclosed streetscape.*

**Objective 2:** *Development that is designed and sited in response to the traffic movement demands, access restrictions and noise conditions associated with major transport corridors.*

**Objective 3:** *Development that contributes to the desired character of the policy area.*

#### DESIRED CHARACTER

*The policy area is envisaged to contain residential development of a scale that is commensurate with its exposure to a major transport corridor. Medium density residential living of up to 3 storeys along Fullarton Road is envisaged. Restricted front and side setbacks are proposed to reinforce this sense of enclosure. Transition and integration of development towards adjacent lower density residential zones is to occur with progressive setbacks as height increases and substantial open areas located behind the built form for open space, car parking and landscaping.*

*Residential development on main transport corridors will need to be designed to provide protection to living areas from traffic noise. The desired configuration of buildings is to provide an almost continuous building form with small but notable gaps between buildings that provides a sense of enclosure to the street, locates sensitive areas away from major noise sources and incorporates solid building materials and window treatments to minimise the impacts of traffic noise.*

*Sustainable forms of development that support energy and water conservation are encouraged. Roof top gardens, living walls, balconies, courtyards and rear yards will provide 'soft' landscape areas for water harvesting and urban landscaping and biodiversity in addition to public open spaces.*

Large scale development located closer to the street boundary will also need to make a positive contribution to the streetscape in terms of amenity and how it interfaces with the public space. Small but notable gaps between buildings and articulation of the facades of buildings will be required to reduce the mass of the built form. There is the opportunity to create distinctive streetscapes from built form enclosure and softened by appropriately scaled front yard landscaping. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm. Car parking is to be internalised and accommodated underground or sensitively designed behind the buildings to avoid unreasonable impacts to the street or to adjacent lower density housing. Access will be shared for multiple dwellings and restricted onto main roads and designed to allow for forward access to and from the sites.

Development will desirably occur on amalgamated sites to allow for comprehensive development opportunities and to promote a range of medium density housing. Dwelling types other than detached and semi-detached housing are envisaged in this policy area. Affordable housing and supported accommodation are encouraged to take advantage of the good linkages to public transport and medical facilities.

Non-residential development is to be situated on the ground floor only, small in scale, and ancillary to the overall residential design of the development.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 Development should be primarily for row dwellings and residential flat buildings.
- 2 Non-residential development should be ancillary to on-site residential living, small in scale and have a gross leasable area of less than 100 square metres and situated on the ground floor level only.

### **Form and Character**

- 3 Development should be consistent with the desired character of the policy area.
- 4 Medium to high density development that achieves average net densities of between 40 – 120 dwellings per hectare and should typically be up to three storey buildings.
- 5 A dwelling should be designed in accord with the following parameters:

<b>Dwelling type</b>	<b>Site area per dwelling (square metres)</b>	<b>Site area per allotments &gt;2000 square metres (square metres)</b>	<b>Minimum frontage width* (metres)</b>
Dwelling	180 minimum 230 maximum	150 minimum 230 maximum	8
Residential flat building	100 minimum (average) 230 maximum (average)	80 minimum (average) 230 maximum (average)	20

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

- 8 Dwelling design should support a moderate scale and intensity that reflects its major road location adjoined by low density character housing and primarily using apartment style buildings interspersed with other dwelling types.

9 A dwelling should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	60%
Maximum wall height (from ground level)	10.5 metres (three storeys)
Minimum setback from primary street boundary	6 metres

### 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 14 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 100m<sup>2</sup>. 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.

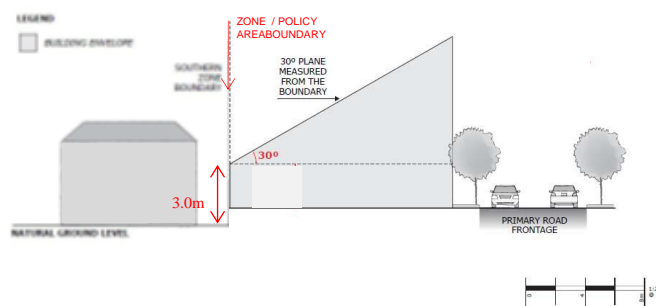
### General design controls for development

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.

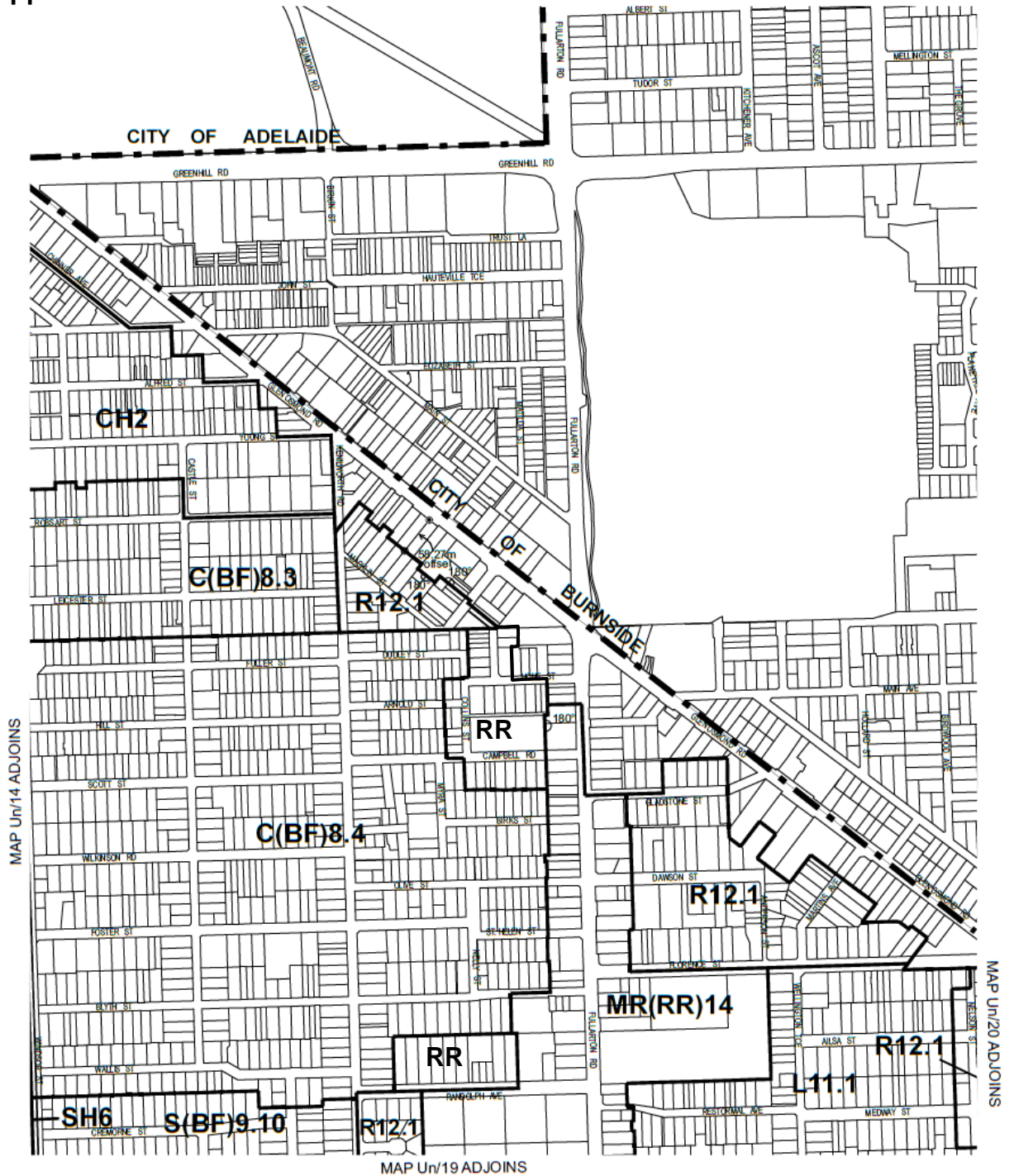


**Full and further Information**

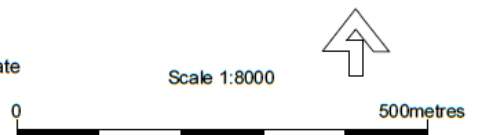
In addition to the more specific policy of the zone the broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

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

Appendix 1:

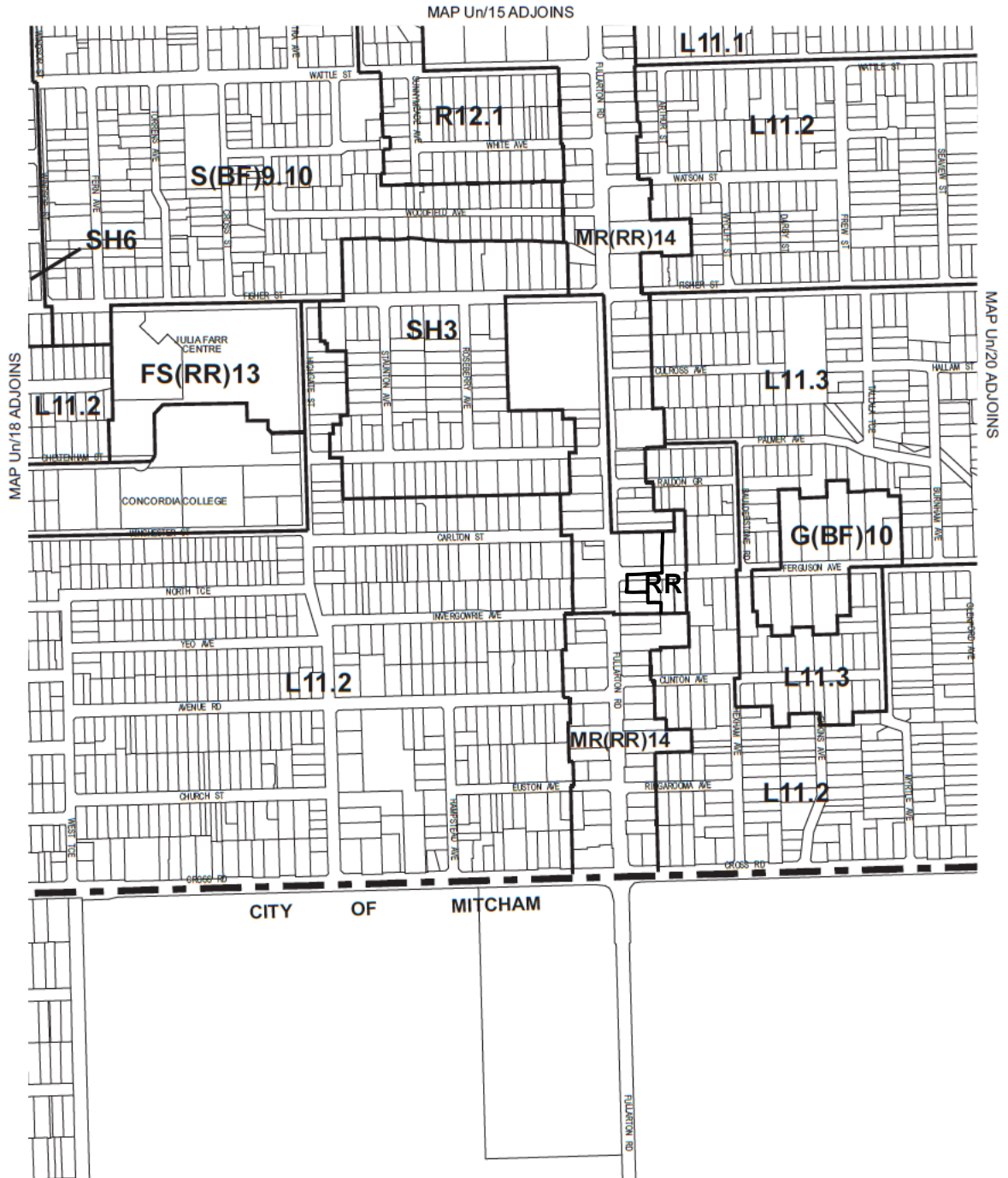


- CH2 Policy Area 2 - Compact Historic Parkside St. Ann's Estate
- SH6 Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
- C(BF)8.3 Policy Area 8 - Compact (Built Form) Precinct 8.3
- C(BF)8.4 Policy Area 8 - Compact (Built Form) Precinct 8.4
- S(BF)9.10 Policy Area 9 - Spacious (Built Form) Precinct 9.10
- L11.1 Policy Area 11 - Landscape Precinct 11.1
- R12.1 Policy Area 12 - Residential Infill (300) Precinct 12.1
- MR(RR)14 Policy Area 14 - Major Roads (Fullarton Road) Precinct 14
- RR Residential Regeneration Zone
- — — — — Policy Area Boundary
- — — — — Development Plan Boundary



**UNLEY (CITY)  
POLICY AREAS  
MAP Un/15**

Consolidated - 4 July 2017



- 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
- RR Residential Regeneration Zone

- Policy Area Boundary
- Development Plan Boundary



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

Consolidated - 4 July 2017