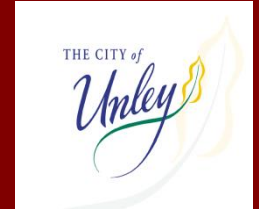


FACT SHEET

RESIDENTIAL REGENERATION ZONE Renewal Policy Area 15 – Charles Street Unley



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 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 - Renewal Policy Area 15 (Charles Street Unley)***.

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

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

Renewal Policy Area 15 (Charles Street Unley)

OBJECTIVES

Objective 1: *Medium to high density residential development is to be achieved through the development of multi-level buildings of high urban design quality with consistent moderate building heights, higher site coverage and extensive building frontage widths.*

Objective 2: *Development that minimises the potential impact of vehicles on the character, liveability and functionality of the area.*

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

DESIRED CHARACTER

This policy area mainly comprises under-utilised former light industrial land that consists of buildings of two to three storeys high with extensive site coverage.

New residential development will be consistent in height, scale and coverage to the general industrial history of the area and provided at medium to high densities. Dwellings principally in the form of row dwellings and residential flat buildings are expected to be of attractive contemporary design and well integrated into the pattern of emerging housing re-development in the locality. New development is to respect adjacent existing residential development with interface areas having consistent setback and height.

Furthermore, minimum and maximum site areas are prescribed to ensure higher residential densities and greater housing diversity (in the form of smaller house types) are achieved. Housing types, other than detached dwellings and semi-detached dwellings, are encouraged within this policy area. The only exception is in Area 3 (Concept Plan Fig RR/1), where all types of housing are envisaged.

Development is desired that enhances streetscapes with well designed dwellings close to street alignments with associated complementary front yard landscaping, internalised parking areas and incorporating shared and restricted site access. Front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm.

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

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 and have a maximum total floor area of 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 net densities of between 40 – 80 dwellings per hectare and should typically be in the form of two to three storey buildings in accord with the Concept Plans RR/1 and 2 for the identified Areas 1, 2 and 3.
- 5 A dwelling should be designed in accord with the following parameters:

Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for large allotments of >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling & Residential flat building	140 minimum 180 maximum	120 minimum 180 maximum	8 & 20
Dwelling & Residential flat building (Area 3)	180 minimum (average) 230 maximum (average)	180 minimum (average) 230 maximum (average)	8 & 20

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

- 6 In Areas 1 and 2, design will suggest the general industrial history of the area using apartment style buildings and design elements. Mary Street adjacent to Area 3 will retain its existing small scale residential character. Built form, scale and height of development should be in accordance with Concept Plan/s Figure RR/1 & 2.
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage (except Area 3)	70%
Maximum wall height (from ground level): Area 1 (Figure RR/1) Area 2 (Figure RR/1) Area 3 (Figure RR/1)	7 metres plus attic within roof space (two storeys) 10.5 metres (three storeys) 7 metres plus attic within roof space (two storeys)
Minimum setback from Mary Street	5 metres
Minimum setback from all other streets	3 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 15 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.

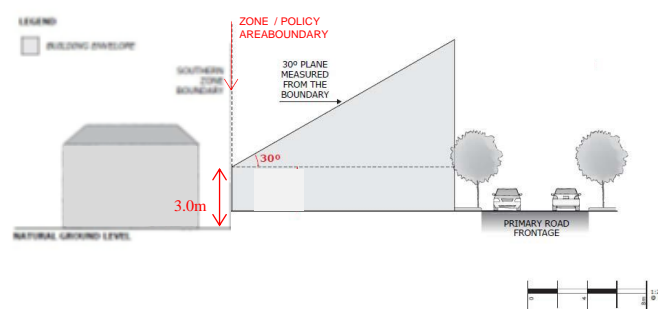
General design controls for development

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.

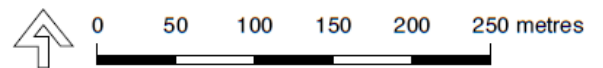
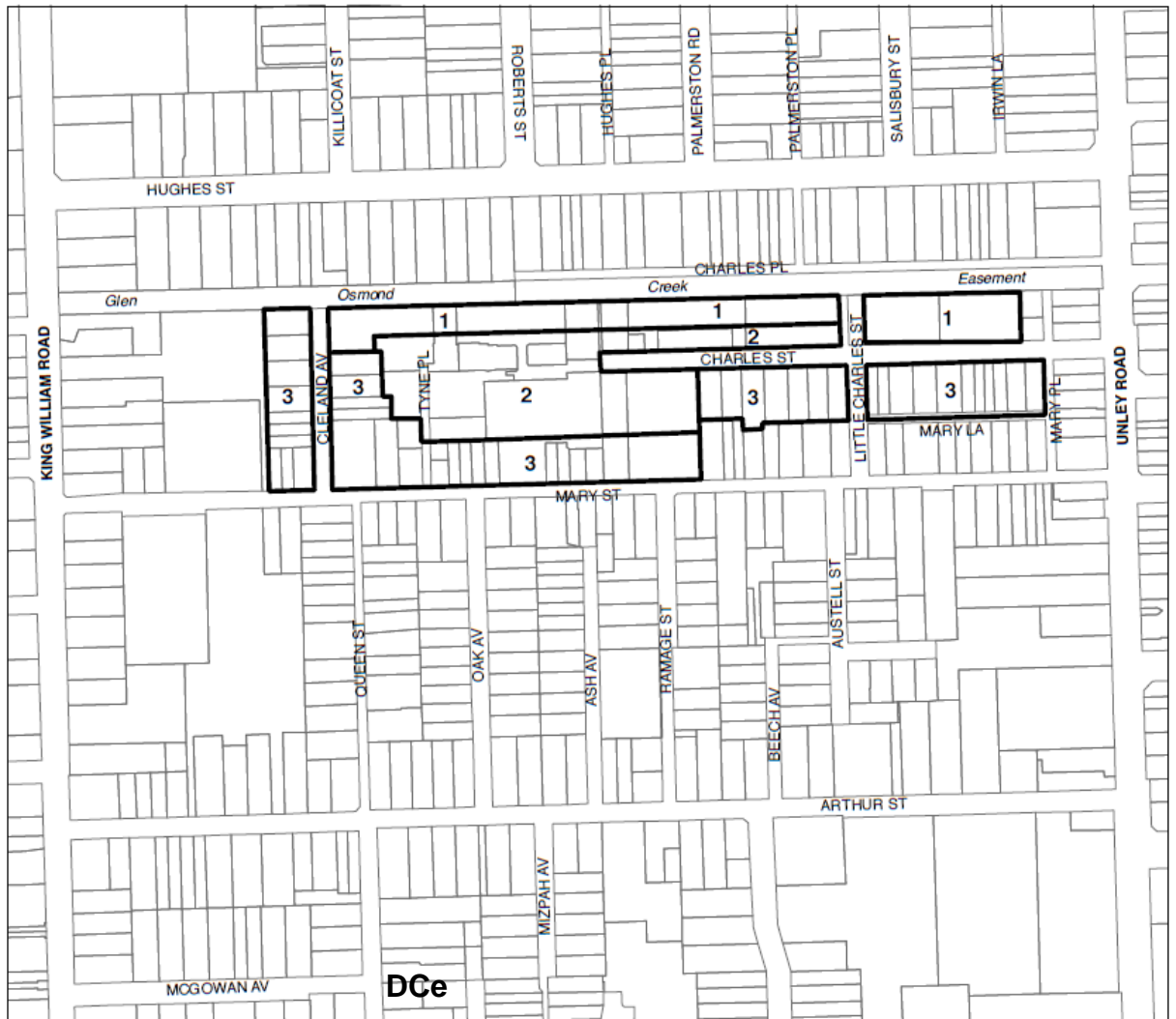


Full and further Information

In addition to the more specific policy of the 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.

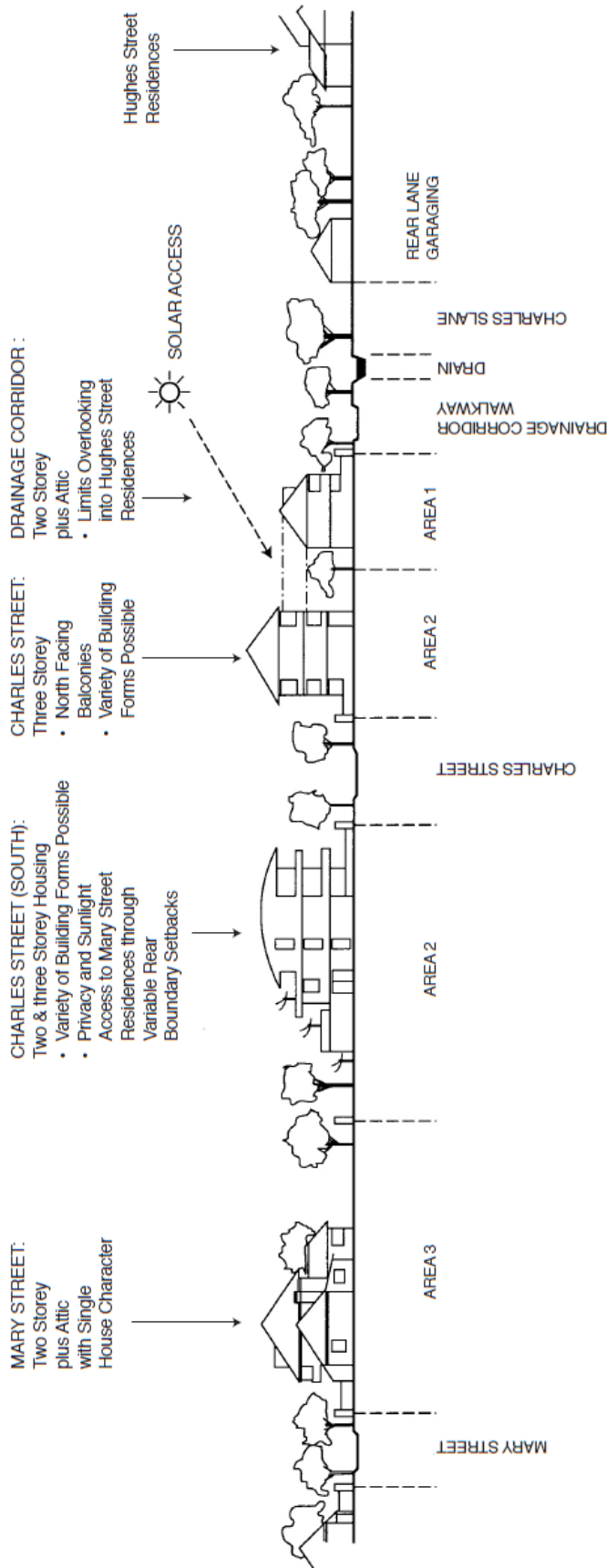
The full Development Plan is available on Councils web-site www.unley.sa.gov.au under Development heading or Planning SA web-site www.planning.sa.gov.au/go/development-plans .

Appendix 1:



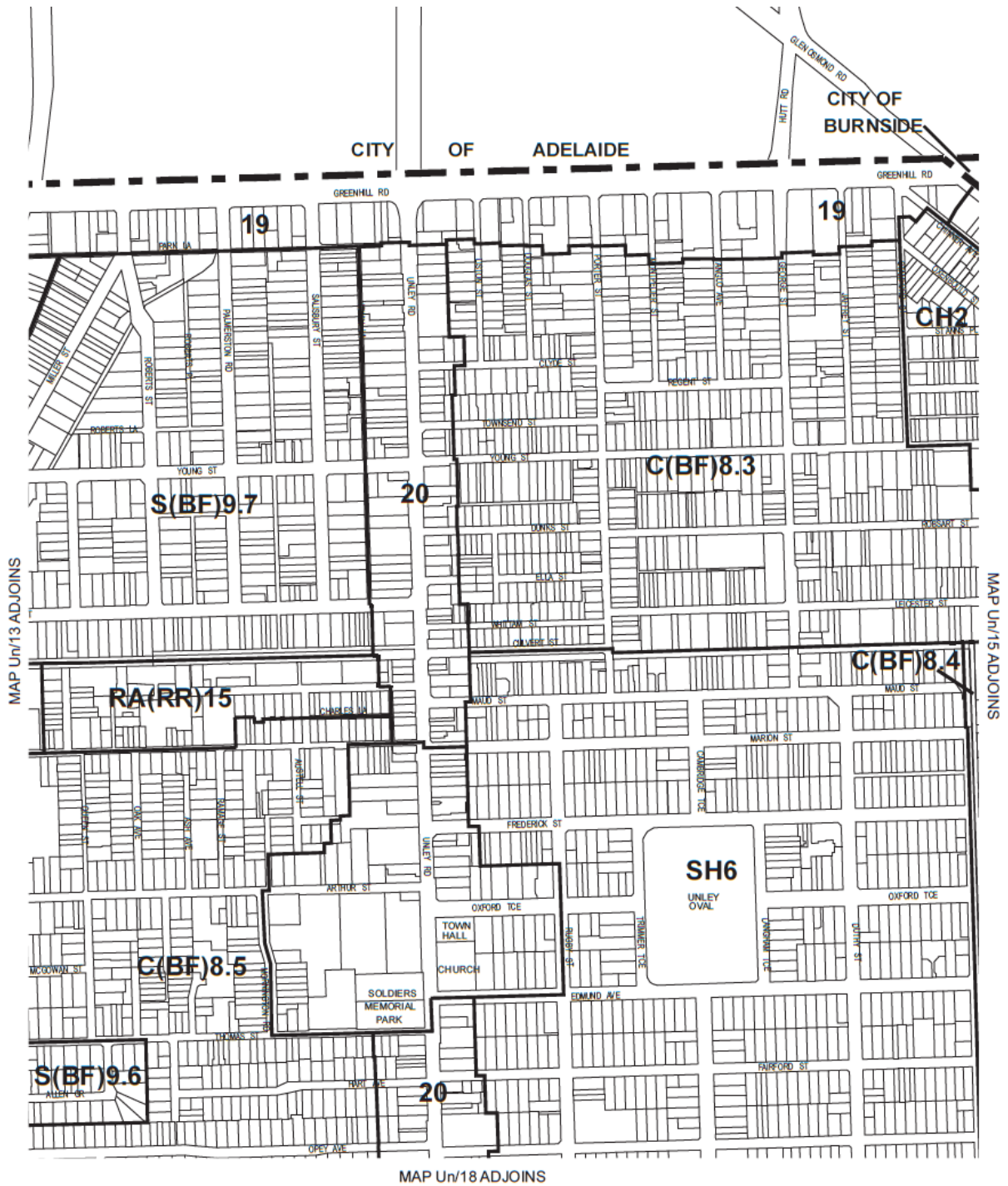
2 Area
— Area Boundary

**UNLEY (CITY)
 RENEWAL POLICY AREA
 CONCEPT PLAN
 Fig RR/1**



**UNLEY (CITY)
RENEWABLE POLICY AREA
CONCEPT PLAN
Fig RR/2**

**INDICATIVE BUILT FORM
BY AREA**



- 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
- C(BF)8.5 Policy Area 8 - Compact (Built Form) Precinct 8.5
- S(BF)9.6 Policy Area 9 - Spacious (Built Form) Precinct 9.6
- S(BF)9.7 Policy Area 9 - Spacious (Built Form) Precinct 9.7
- RA(RR)15 Policy Area 15 - Renewal Area
- 19 Policy Area 19 - Boulevard (Greenhill Road)
- 20 Policy Area 20 - High Street (Unley Road)
- Policy Area Boundary
- - - Development Plan Boundary



UNLEY (CITY) POLICY AREAS MAP Un/14

Consolidated - 4 July 2017