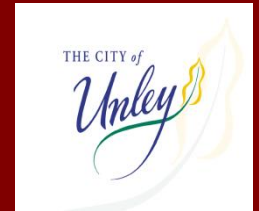


FACT SHEET

RESIDENTIAL REGENERATION ZONE Spence Avenue (Myrtle Bank) Policy Area 16



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 - Spence Avenue (Myrtle Bank) Policy Area 16***.

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.

Spence Avenue Policy Area 16

OBJECTIVES

Objective 1: *Medium to high density residential development is to be achieved through the development of clustered multi-level buildings of high urban design quality in a generous landscaped setting.*

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

The Spence Avenue Policy Area is located in the south east corner of the City of Unley within the suburb of Myrtle Bank and is bounded by Cross Roads (south), Glen Osmond Road (east), Ridge Park (north) and Ridge Avenue (west).

The policy area is a strategic site for the development of coordinated medium to high density residential living and comprises:

- (a) *under-utilised and consolidated land within limited ownership;*
- (b) *existing higher density aged person accommodation and mixed character housing;*
- (c) *spatial and functional separation from low density character housing areas;*
- (d) *an opportunity to cater for an integrated development with gateway prominence to the City of Unley from the south eastern freeway;*
- (e) *frontage to major roads (Glen Osmond and Cross Roads), public transport (bus) and public open space (Ridge Park).*

Well designed multi-storey residential buildings in garden surroundings are sought, in accordance with the Spence Avenue Concept Plan Fig RR/1 and which:

- (a) *spatially cluster the built form to be located close to and address streets (public and internal community access ways) and allow for a generous garden setting, key vistas between heritage buildings and to Ridge Park, protection and enhancement of existing vegetation (natural and cultural) and natural features (eg, creekline);*

- (b) *provide building heights of between 2 and 5 storeys (referenced from the adjacent street level) sufficient to provide medium to high density dwelling yields and offer aspect and surveillance of Ridge Park and along important internal vistas;*
- (c) *provide a well designed landmark building at the corner of Glen Osmond Road and Cross Road;*
- (d) *transition the scale and height of development across the policy area from specific locations of greater height down to lower height towards adjacent lower density residential areas, heritage places and public realms;*
- (e) *create architectural richness through distinct, articulated and elegant buildings of high design quality;*
- (f) *conserve and sensitively adapt heritage places for either aged persons housing, ancillary administration or resident activities and provide site features at key visual termination points, encourage connectivity and historical references for unique place identity;*
- (g) *transition Spence Avenue from a local access street serving detached dwellings to one serving multi-level housing within a village environ. Existing dwelling amenity and privacy is to be maintained until these properties are available for future multi-level development;*
- (h) *minimise the potential impact of vehicles by providing internalised/ under building parking areas for residents and visitors, avoid large open voids to street frontages and incorporate shared and restricted site access;*
- (i) *front fencing will incorporate well designed streetscape features and be substantially open in appearance to ensure a visually interesting public realm;*
- (j) *adopt ecologically sustainable design and amenity solutions in building orientation and spaces for energy efficiency and noise attenuation, favourable micro-climates, biodiversity and water sensitive design;*
- (k) *provide good pedestrian linkages to public transport stops and open space;*
- (l) *optimise resident and visitor safety and convenience;*
- (m) *screen and locate goods storage and refuse collection in a sensitive and effective manner.*

Furthermore, a range of minimum and maximum site areas are prescribed to ensure higher residential densities and greater housing diversity are achieved. Housing types, other than detached dwellings and semi-detached dwellings, are encouraged within this policy area.

Non-residential development providing community, health and administrative services to the community is envisaged adjacent to Glen Osmond Road and should be developed to facilitate the restoration of the associated heritage building and formulation of a community hub.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 *Development should be primarily for residential flat buildings comprising aged persons accommodation or supported accommodation.*
- 2 *Non-residential development should either:*
 - (a) *be ancillary to residential living, small in scale with a maximum total floor area of 100 square metres and situated on the ground floor level only; or*
 - (b) *be located within the designated area for Community / Commercial development in accordance with Concept Plan Figure SA/1 and comprise community facilities, consulting rooms for allied health professionals, offices or shops in the form of a café.*

Form and Character

- 3 *Development should be consistent with the desired character of the policy area.*
- 4 *Development should be in accordance with Concept Plan Figure SA/1.*

- 5 *Medium to high density residential development that achieves net densities of between 40 – 100 dwellings per hectare.*
- 6 *Development should provide a positive streetscape contribution by:*
- reinforcing the pattern and scale of buildings in the public streetscape whilst allowing for thematic estate development;*
 - providing a strong garden character and landscape vistas that provide a treed and open garden character and highlights key heritage buildings;*
 - siting and designing the garaging and parking of vehicles as a relatively minor element from the public realm and desirably located below ground in basement levels or located discretely to the rear and limiting the number of separate driveways.*
- 7 *Buildings of larger scale or with long or large facades should incorporate design elements including varying composition, setbacks and articulation to breakdown and disguise bulk, create interest and relieve visual intrusion to streets, adjoining land and public perspectives.*
- 8 *Buildings should be designed in accord with the following parameters:*

Parameter	Value
Maximum site coverage	40 per cent
Maximum wall height (from adjacent road or access way)	17.5 metres (5 storeys)
Minimum setback from the street boundary	8 metres

- 9 *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	180 minimum 230 maximum	150 minimum 230 maximum	8
Residential flat building	120 minimum (average) 230 maximum (average)	100 minimum (average) 230 maximum (average)	20

* 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 16 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 offices, consulting rooms or shops adjacent to Glen Osmond Road. 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.

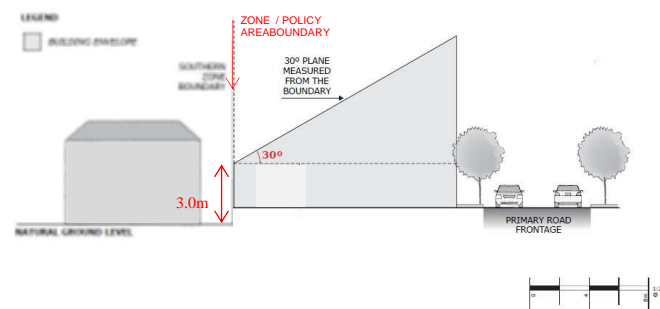
General design controls for development

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. Zone provisions are supported by a range of Council Wide policy that is used to assess any development.

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.

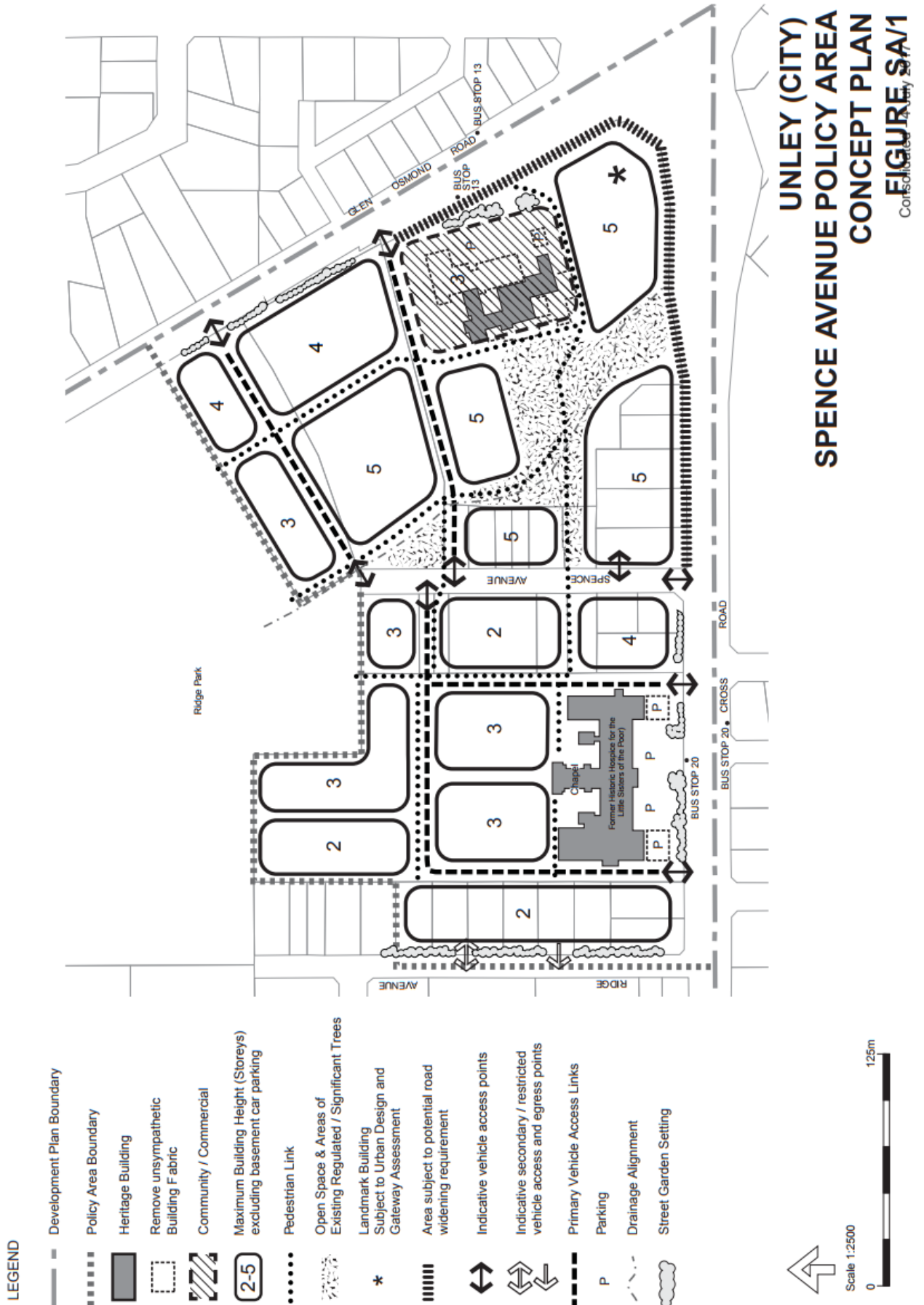


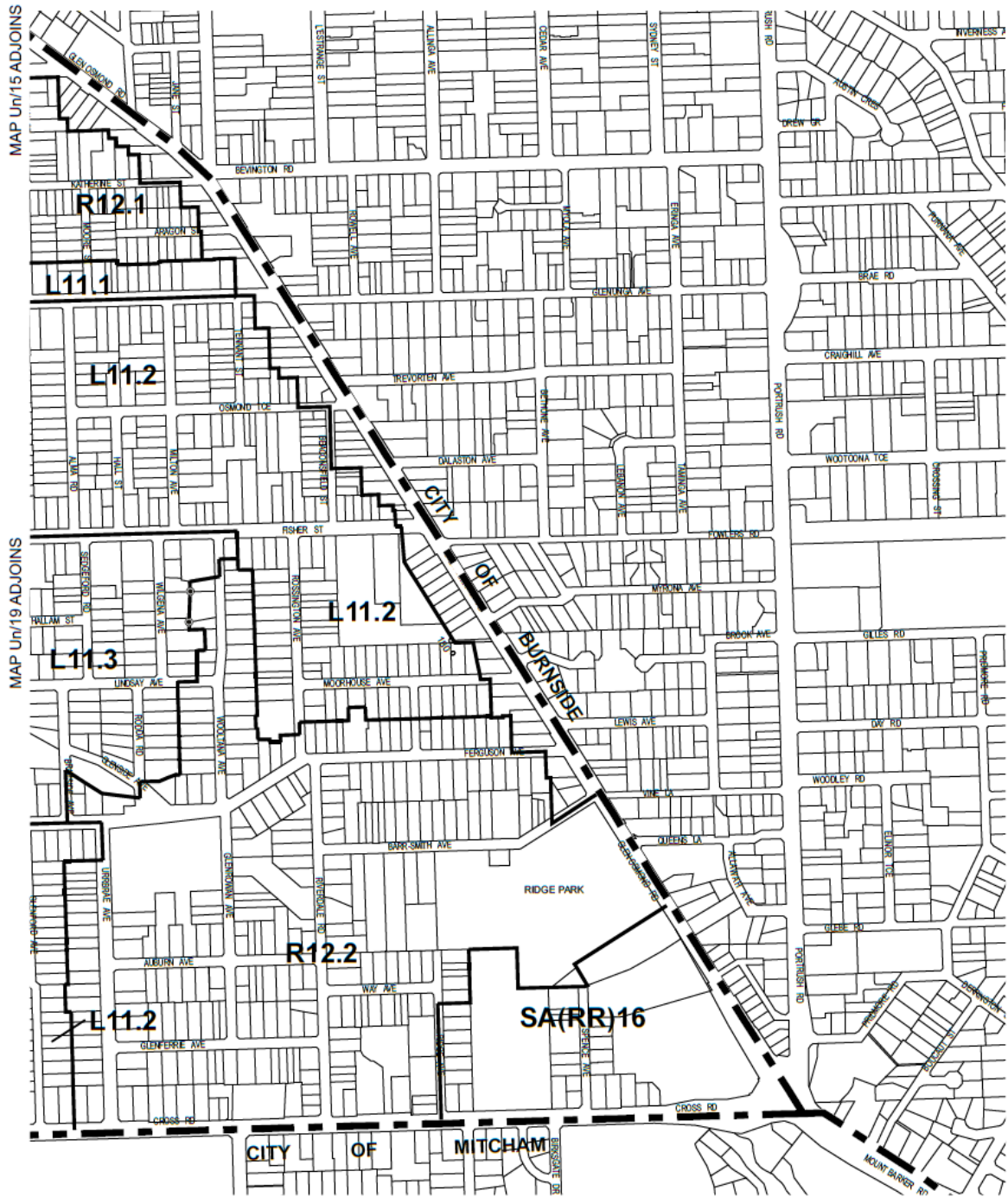
Full and further Information

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:





- 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
- R12.2 Policy Area 12- Residential Infill (350) Precinct 12.2
- SA(RR)16 Policy Area 16- Spence Avenue Policy Area



- Policy Area Boundary
- Development Plan Boundary

UNLEY (CITY) POLICY AREAS MAP Un/20

Consolidated - 4 July 2017