

Unley Central Precinct
Development Plan Amendment
Members Workshop
Consultation Response

Unley Central Precinct DPA

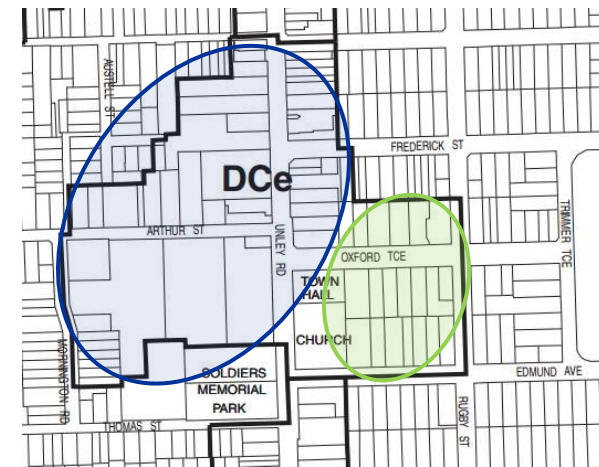
Workshop Overview

- Existing DCe Zone
- Consultation
- Policy Context
- Key Issues (and Options)
- Next Steps

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Existing DCe Zone

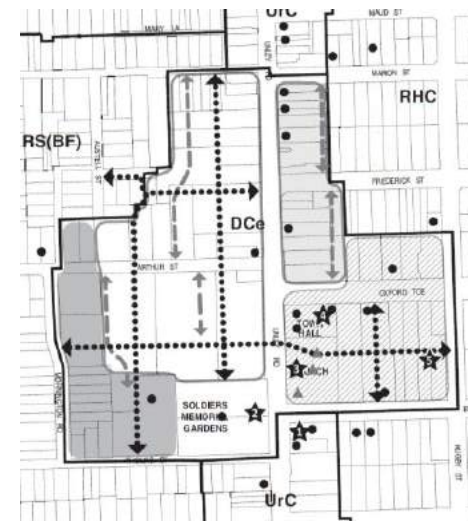
- Range of activities at a scale appropriate to the district
 - Retail, commercial, services
 - Community, education, religious, recreation
- Major retail and expansion to west
 - 8m road setback (except Unley Road)
 - No height limits
 - No building envelopes
- Community activities to east
 - Existing residential scale and character
 - Low traffic generation and noise
 - No specific recognition of Village Green



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Consultation - proposals

- Enhance development guidance
- Streetscape and Urban Design
 - Redefine zone and different functions
 - Active frontages and varied setbacks
 - Max 11 storey to west of Unley Road
 - Max 5 and 8 storey to east of Unley Road
- Residential Interface
 - Street setbacks and building envelopes (30° at 3m agl)
- Public Realm
 - Provide key pedestrian links
 - Recognise and enhance public open-spaces



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Consultation - process

- Public Consultation - 22 Sept to 18 Nov 2016
 - Pre-lim consultation & 'Design Lab' (2015/16)
 - Notices, Mail-out, Forums, On-line, Rates flyer
 - 295 submissions
- Agency & Assoc Consultation
 - 8 agencies, 1 industry and 1 MP submissions
- Public Meeting – 6 Dec 2016
 - 36 presentations

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Consultation - issues

- Primary Areas of Concern
 - Community Area (and Village Green)
 - Building Heights
 - Zone Interface
 - Policy Details
 - Traffic and Parking
 - Complementary Council Wide Policy

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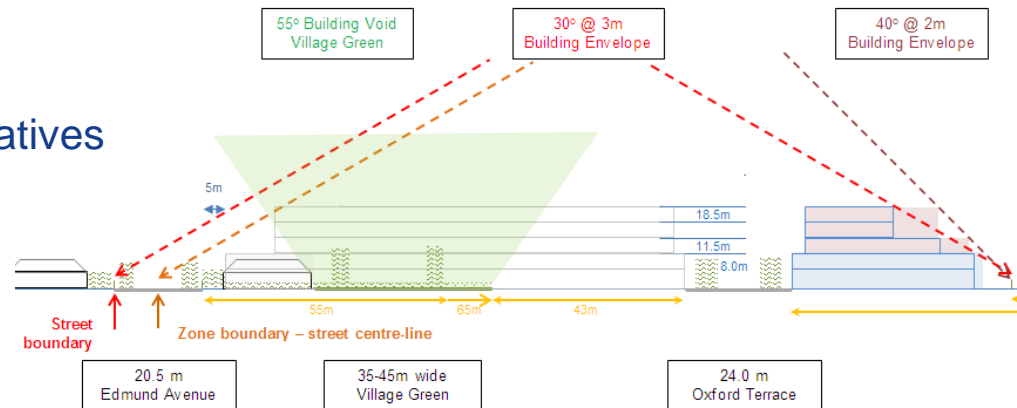
Policy Context

- A balance of various elements
 - State strategies and Greater Adelaide goals
 - Local strategies and whole city needs
 - Local consultation – many against, some for & few for more
 - District Centre Zone objectives - high-density heart of city
 - *SAPPL* and DPTI requirements
 - Minister's ultimate discretion
- Amelioration of key issues appropriate
- The further from intent the less support by DPTI but ...
 - Unley Road west has greater potential to meet objectives
 - East community area has limited potential

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Key Issues

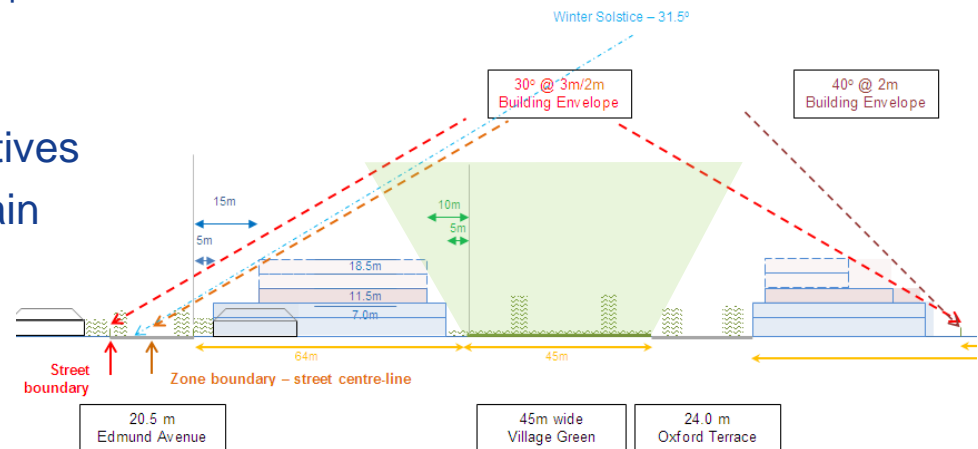
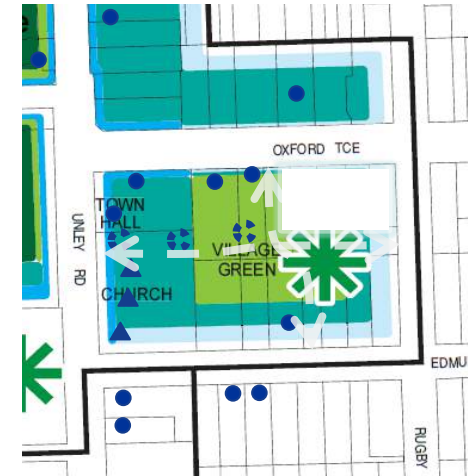
- Community Area – Proposed Flexibility
 - Consistent interface 30° @ 3.0m agl
 - Flexible outer policy envelope, but ...
 - Policy multi-layered - apply all factors
 - Heritage Buildings
 - Significant Trees
 - Village Green – retained (maybe reconfigured) creates 'void' from development
 - Building and open-space envelopes/setbacks
 - Key pedestrian links
- Extent of building limited
- Allows exploration of alternatives
- Reduced height



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Key Issues

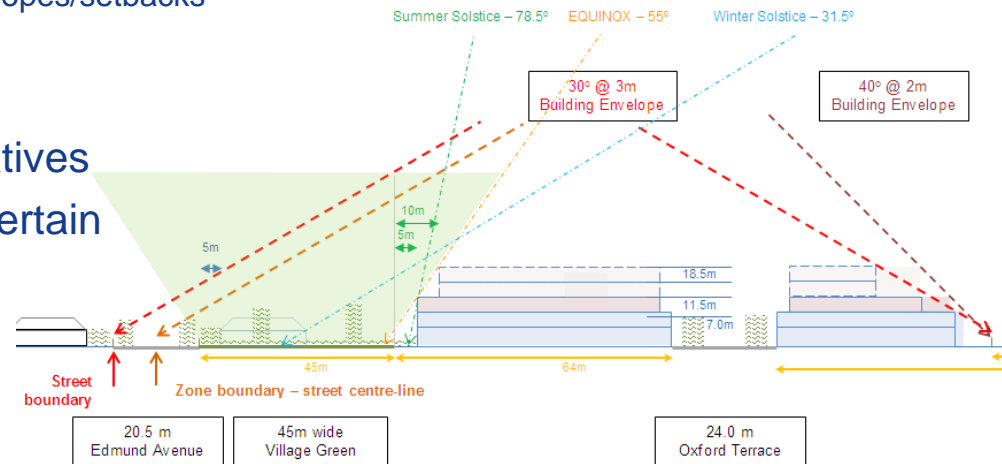
- Community Area – Flexible Examples
 - Village Green moved and enlarged
 - Open-space to Oxford Terrace/Rugby Street
 - Building towards Edmund Avenue
 - Policy multi-layered - need to apply all
 - Heritage Buildings
 - Significant Trees
 - Building and open-space envelopes/setbacks
 - Key pedestrian links
- Reduced height
- Allows exploration of alternatives
- Flexible but outcome uncertain



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Key Issues

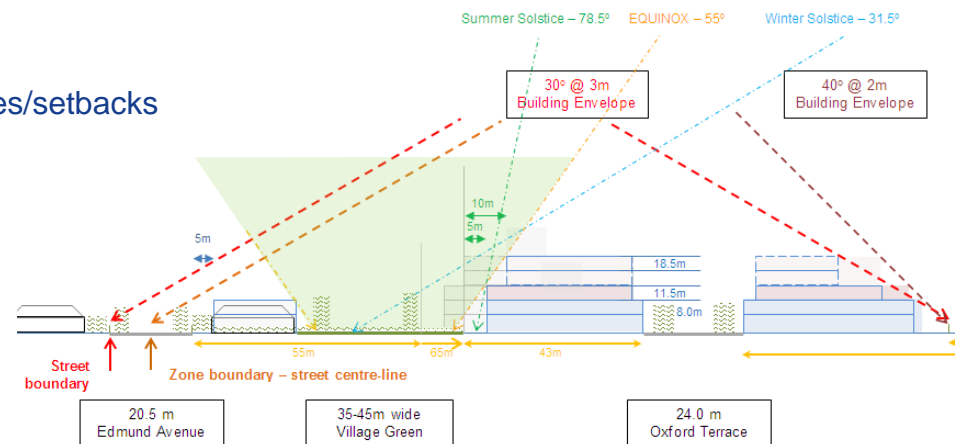
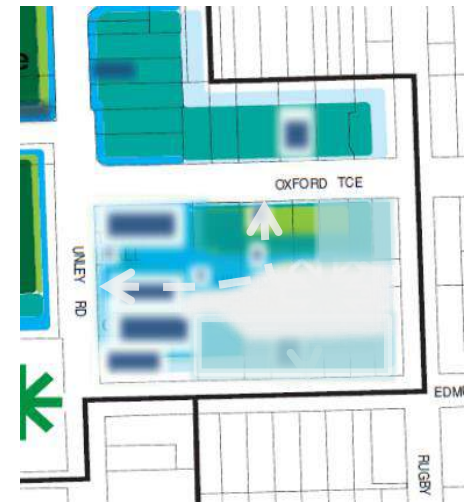
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Key Issues

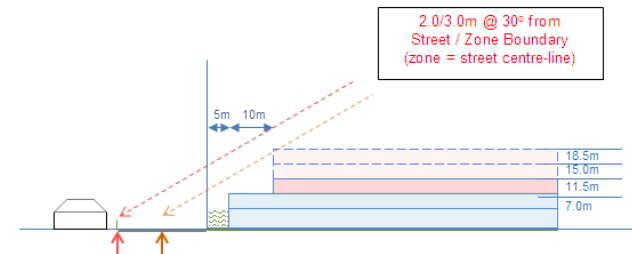
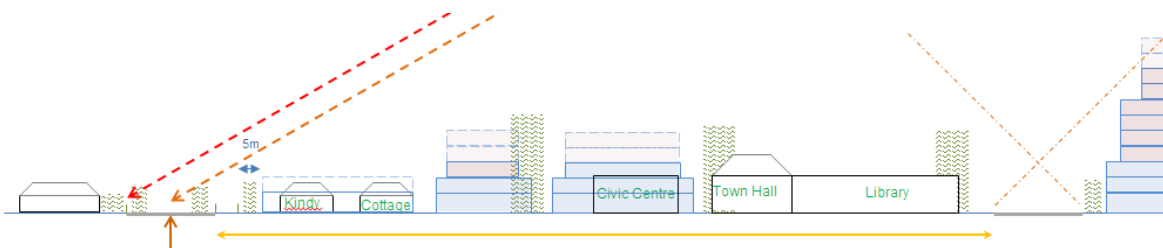
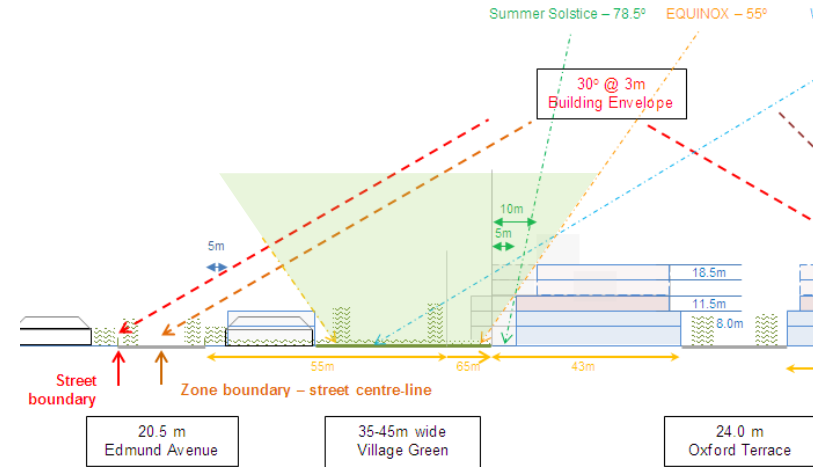
- Community Area – Prescribed Option
 - Village Green existing location
 - Open-space fronting Rugby Street
 - Building towards Oxford Terrace
 - Edmund/Rugby confined to existing scale
 - Reduces purpose of removing cottages
 - Policy multi-layered - apply all factors
 - Heritage Buildings
 - Significant Trees
 - Building and open-space envelopes/setbacks
 - Key pedestrian links
- Reduced heights
- Lock-ins one basic alternative
- Provides more certainty



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Key Issues

- Community Area – Prescribed Option
 - Oxford Terrace
 - 5 or 3 storeys – match north with south
 - Street setbacks 0 & 3 metres
 - Open-space - Village Green
 - Revised setbacks 5 & 10 metres
 - Maintain appropriate setting and sunlight
 - Edmund Street
 - 1 or 2 storeys
 - Street setback 5 metres
 - Rugby Street
 - 1 or 2 storeys (up to 3 or 5 storeys)
 - Street setbacks 5 metres (and 45 & 50 metres)

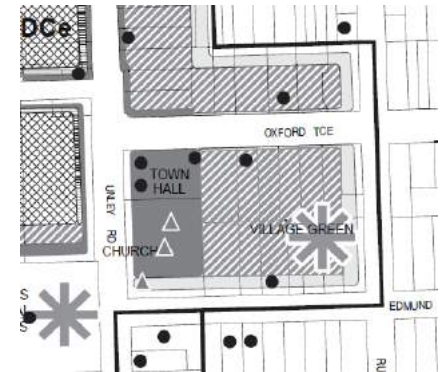


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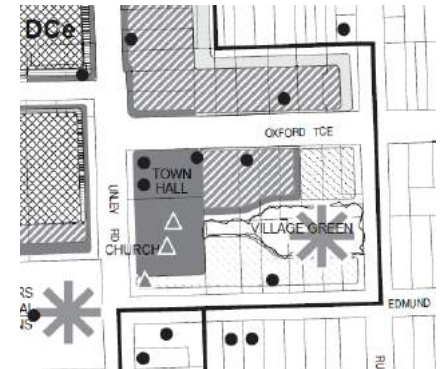
Key Issues

- Community Area – supporting policy
 - Ground level public open-space
 - Village Green potentially enlarged
 - Reduced building heights (in metres)
 - Reflect heritage buildings
 - Concept Plan – Indicative Heights
 - **Option 1 – Flexible** up to 18.5 metres (**5 storey**)
 - **Option 2A – Prescribed**
 - Up to 18.5 metres (**5 storey**)
 - Edmund Avenue/Rugby 4.5 metres (**1 storey**)
 - **Option 2B – Prescribed**
 - 11.5 metres (**3 storey**)
 - Edmund Avenue/Rugby 4.5 metres (**1 storey**)

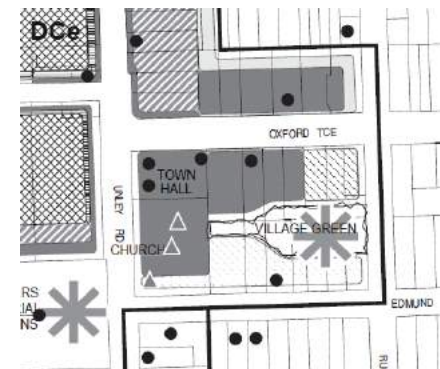
Option 1



Option 2A



Option 2B



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Key Issues

- Building Heights (Metres vs stories)
 - *SAPPL* Model – 4.5 + 3.5 metres (11 storey = 39.5m)
 - Potential – 4.0 + 3.2/3.0 metres (11 storey = 36.0/34.0m)
 - Min floor height governed by BCA and market/amenity
 - Metres more definitive versus storeys more variable

<i>SAPPL</i>											
Total Height	DPA Floors	Stories		Total Height	Typical Floors	Stories		Total Height	Typical Floors	Stories	
39.5	3.5	11		36.0	3.2	11		34.0	3.0	11	
32.5	3.5	9		32.8	3.2	10		31.0	3.0	10	
29.0	3.5	8		28.6	3.2	9		28.0	3.0	9	
25.5	3.5	7		26.4	3.2	8		25.0	3.0	8	
22.0	3.5	6		23.2	3.2	7		22.0	3.0	7	
18.5	3.5	5		20.0	3.2	6		19.0	3.0	6	
15.0	3.5	4		16.8	3.2	5		16.0	3.0	5	
11.5	3.5	3		13.6	3.2	4		13.0	3.0	4	
8.0	3.5	2		10.4	3.2	3		10.0	3.0	3	
4.5	4.5	1		7.2	3.2	2		7.0	3.0	2	
				4.0	4.0	1		4.0	4.0	1	

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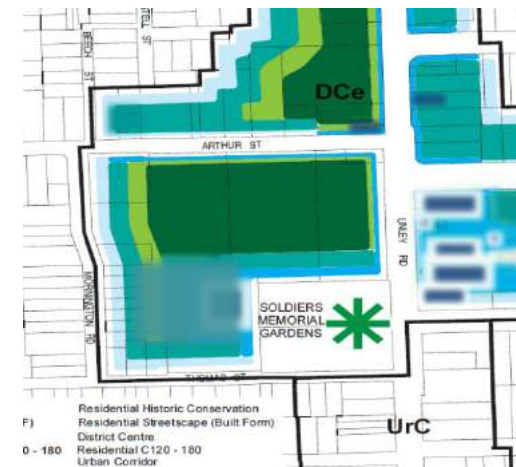
Key Issues

- Potential Building Heights Reduction
 - Redefine maximum heights – for example
 - 32.5m (9 storey) in lieu 11 storey (39.5 metres) = reduction 7.0 metres
 - 25.5m (7 storey) in lieu 8 storey (29.0 metres) = reduction 3.5 metres
 - 18.5m (5 storey) = same as Unley Road corridor
 - Reduced physical scale
 - Similar number of levels and therefore density
 - Implications for overall scale and viability for large sites

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Key Issues

- Building Heights
 - West of Unley Road
 - Reduce height - 9 storey (32.5m) versus 11 storey (39.5m)
 - Height more critical north of Arthur Street given smaller footprint
 - Maintain parts at 11 storey ?
 - Thomas Street
 - LHP a major constraint
 - Restricts feasible options and height
 - Redefine as 18.5m (5 storey) as better practical and amenity fit
 - Unley Road east
 - Limited to 5 storey

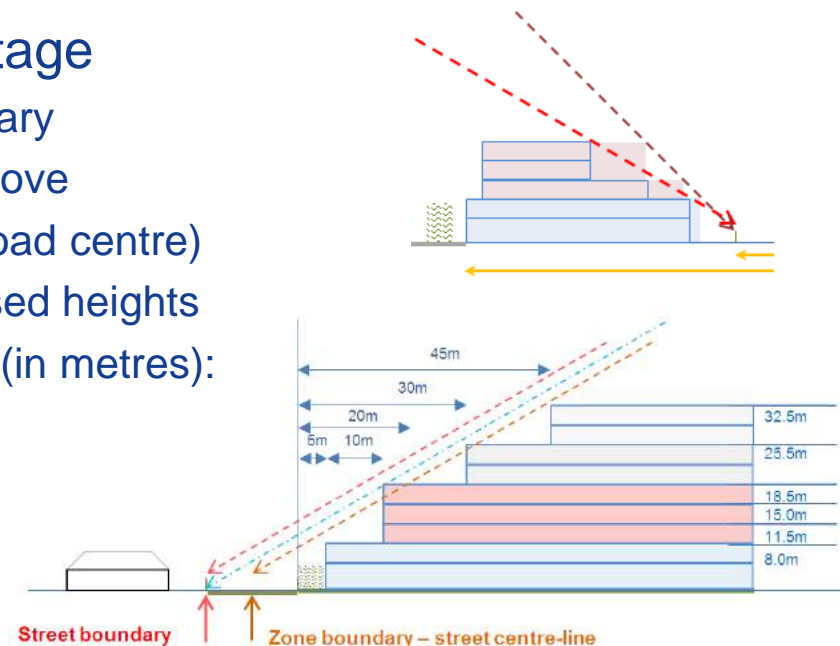
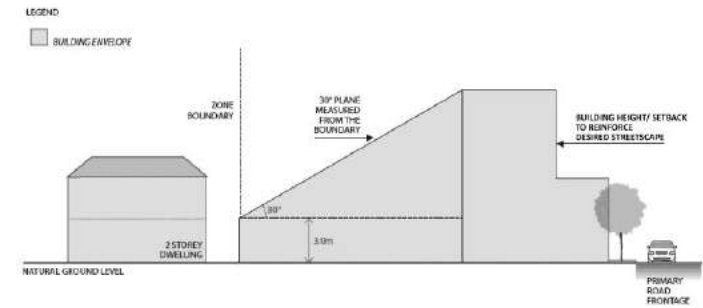


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Key Issues

- Interface - Residential Boundary
 - 30° at 3.0m agl (*SAPPL*)
 - 40° at 2.0m agl (north facing)
 - excluding primary street frontage

- Interface - Residential Street frontage
 - Based on 30° at 3.0m at zone boundary
 - Street boundary is consistent with above
 - Alternate at actual Zone boundary (road centre)
 - Setbacks more conservative for revised heights
 - Table translates models and defines (in metres):
 - street wall heights
 - desired design of stepped form
 - open-space clearances
 - Models could remain as flexible principles?

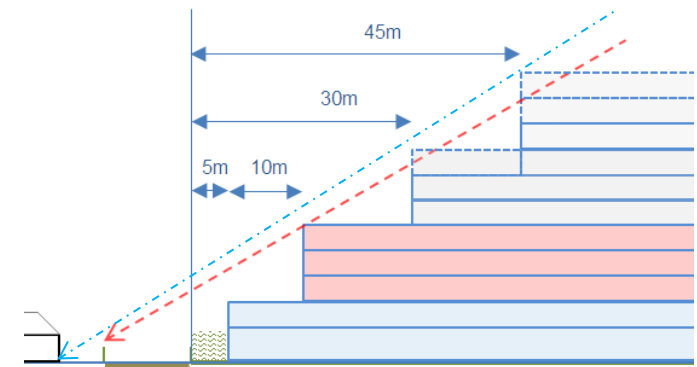


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Key Issues

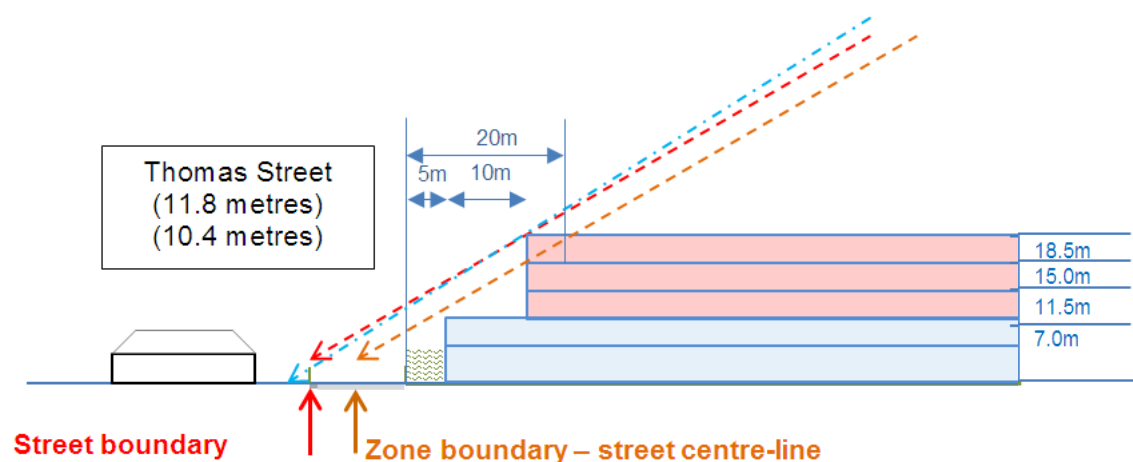
- Interface – Thomas Street frontage
 - Based on 30° at 3.0m at zone boundary
 - Reduced height/bulk of outlook
 - Thomas Street narrow
 - 18.5 metres (5 storey) presents minor intrusion of shadow at winter solstice
 - Within envelope from property boundary

Original Proposal – 11 storey



Amended Proposal – 18.5m (5 storey)

Winter Solstice – 31.5°



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Key Issues

- Policy Details
 - Open-space – retain at ground level (Obj, DFs, PDC's)
 - Refine setbacks viz urban design / envelope outcomes
 - Revise setbacks table to principles
 - Encourage site amalgamation for appropriate development
 - Simplify Key Areas function and design parameters
 - Include DPTI draft new general Good Design principles
 - Refine public notice principles
 - Revise maps to accord with potential policy change

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Key Issues

- Traffic
 - Advocate to reduce commuter traffic on Unley Road
 - Local network improvement – various options and implications
 - Capacity adequate for expected development in short term
 - Investigation and review for medium/long term
 - Separate but complementary to DPA
- Parking
 - Reduced car parking required per *SAPPL* module
 - Bicycle parking per *SAPPL* but an improvement proposed

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Complementary Council-Wide Policy

- Transport (Movement of People and Goods)
 - Access, cycling and walking, parking design and landscaping etc
- Design and Appearance
- Interface Between Land Uses
- Medium and High Rise Development (3 or more storeys)
 - O/shadowing, overlooking, environmental (micro-climate, 'green' roofs, rainwater tanks)
- Natural Resources
 - WSUD, Stormwater management/harvesting, biodiversity
- Energy Efficiency
 - Environmental - 'green' roofs, 'living' walls, passive design
- Conservation and Heritage

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Next Steps

- CS&DPC and Council – 14 and 27 March 2017
 - DPA SCPA Report
 - Summary of all consultation, issues and responses (options)
 - Review and adopt suite of proposed DPA changes
 - Not proceed - request to Minister
(current DCE – no specific heights, envelopes or open-space policy)
- DPTI and Minister review – Mid 2017
 - Forward full package
 - All original submissions
 - SCPA Report and advice
 - Council decision and final DPA (as amended)
 - DPTI report to Minister for consideration of final approval