

CITY OF UNLEY VILLAGE LIVING AND DESIRABLE NEIGHBOURHOODS DEVELOPMENT PLAN AMENDMENT:

(RESIDENTIAL CHARACTER,
GROWTH AREAS & COUNCIL WIDE
RESIDENTIAL POLICY REVIEW)



The City of Unley is seeking your comments on proposed amendments to the Unley (City) Development Plan.

Policy amendments in this DPA affect approximately a third of the area of the City of Unley, predominantly within the western and eastern parts of the City.

Even if you do not live or own property in the affected areas, your views are important as this is part of a program to review the planning and zoning policies for all of the City of Unley.

The City of Unley prides itself on its heritage and character and the vibrancy of its City of Villages that serves a growing and evolving community and dynamic business sector.

To reinforce this valued heritage and character, while recognising the need for change and growth, the City of Unley has been undertaking a major review of its Development Plan – the document that provides planning, zoning and related development policy controls across the City. As part of a strategic plan towards managing these dynamics a major review of development policy has been underway.

The *Village Living & Desirable Neighbourhoods DPA* Program is part of this process. This DPA focuses on protection of valued neighbourhood character, while targeting new integrated development in areas of mixed character and areas of renewal adjacent to strategic locations, ie. close to public transport infrastructure, centre facilities and services. In addition further residential growth is to occur along major road corridors.

The Unley (City) Development Plan proposes a balanced strategic approach and alignment to the State Planning Strategy, using tailored state policy that supports necessary change within appropriate areas.

Your **Say**

THE CITY of
Unley



KEY CHANGES

DEVELOPMENT PLAN FORMAT AND STRUCTURE

To provide a more 'user friendly' planning document for all stakeholders the following measures are proposed:

- alphabetical listing and re-formatting of headings based on planning issues
- re-wording of policies to provide a logical structure and to reinforce their intent (what, why and how approach)
- removal of policy duplication and restrictions from design techniques that offered only one way of achieving that policy
- Unley's strategic vision policy relocated to the Introduction Section
- better alignment and consistency with the State Government Better Development Plans and SA Planning Policy Library.

COUNCIL WIDE POLICY AMENDMENTS

To provide strengthening and consolidation in the following areas:

- residential development
- hazards (eg flooding).

COUNCIL WIDE POLICY AMENDMENTS

RESIDENTIAL DEVELOPMENT

Provide structured policy to enable effective site assessment focused on contextual design and desired character considerations.

Introduce provisions that apply to medium to high density living areas and multi-storey development.

Incorporate affordable housing provisions in accordance with the State Planning Strategy.

HAZARDS (EG.FLOODING)

Consolidate and update policy on flooding, site contamination, containment of chemical and hazardous materials and sloping land.

ZONING POLICY AMENDMENTS

RESIDENTIAL STREETScape (BUILT FORM) ZONE

The key objective of the Residential Streetscape (Built Form) Zone (refer to map opposite) is to enhance the desired character of the area by retaining and complementing the valued attributes of traditional buildings and sites.

The DPA provides additional precinct areas to the existing Compact Policy Area 8 (one) and the Spacious Policy Area 9 (three) to provide a total of 19 precincts within the zone.

RESIDENTIAL STREETScape (LANDSCAPE) ZONE

The key objective of the Residential Streetscape (Landscape) Zone (refer to map opposite) is to enhance the desired character of the area by retaining and complementing the valued streetscape, and maintaining consistency of site size, a building's site position and its shape within its surroundings.

There is one policy area (Spacious Policy Area 11) in the new Residential Streetscape (Landscape) Zone and four new precincts.



RESIDENTIAL ZONE

The key objective of the Residential Zone (refer to map below) is for a gradually evolving residential character comprising sensitive infill re-development on individual sites and coordinated increased density of development close to centres, public transport and public open space.

The zone is classified by areas that have mixed character or are strategically located to provide better opportunities for increased housing density and growth.

RESIDENTIAL REGENERATION ZONE

The key objective of the Residential Regeneration Zone (refer to map below) is to provide medium to higher density residential development comprising a range of dwelling types.

Areas within this zone are distributed throughout the City of Unley and comprise:

- development that is nearing the end of its economic life or is under-utilised
- non-character areas
- areas where medium density development exists
- areas close to centres, public transport and open space.

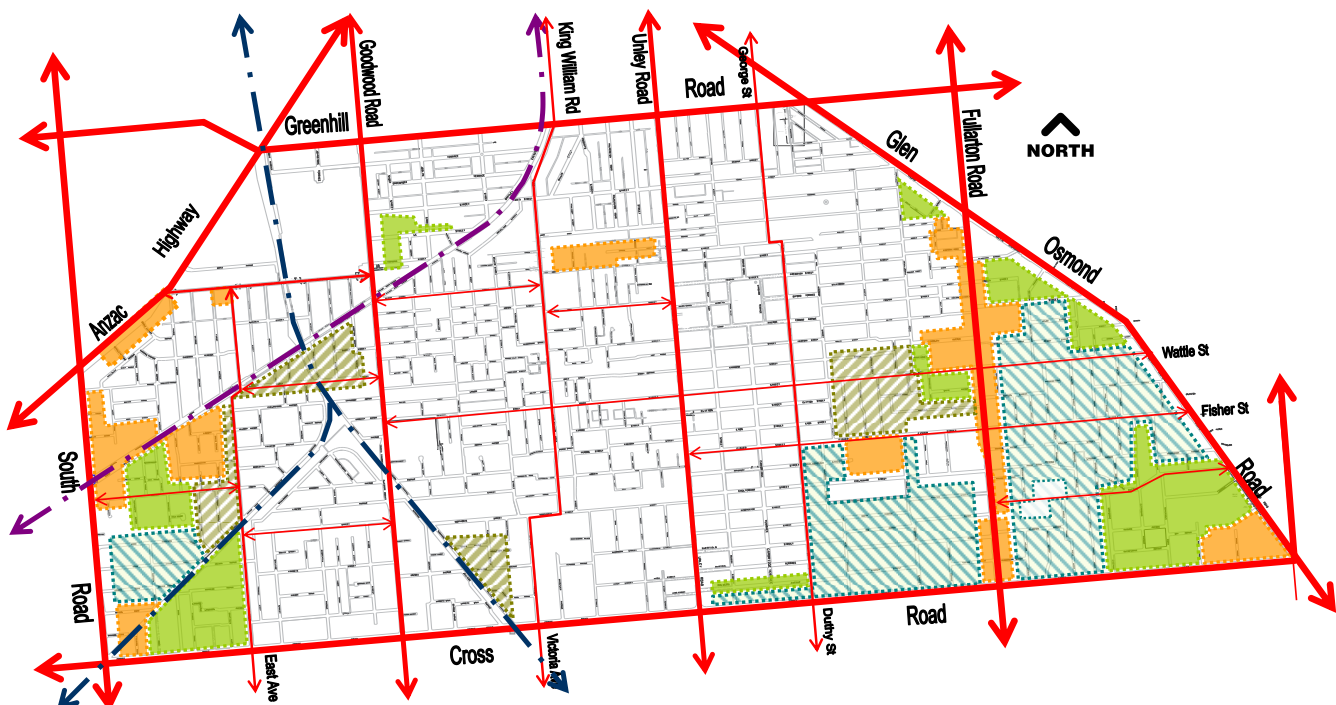
POLICY AREAS (RESIDENTIAL REGENERATION)

There are four policy areas in the Residential Regeneration Zone. Each has separate desired characters based on their distinctive attributes, residential density, diversity of style, disposition for change and beneficial location to services. The four policy areas comprise the following:

- Fisher Street Policy Area 12 (Existing multi-storey institutional development that supports higher density residential development comprising additional multi-story buildings, surrounded by generous landscape settings)
- Major Roads Policy Area 13 (Existing apartments and supported accommodation adjacent to tram stations and major roads (Anzac Highway and South Road). This area supports higher density residential development comprising buildings of moderate height and larger frontages that encloses the property from the street)
- Renewal Policy Area 14 (Under-utilised industrial use within residential neighbourhoods that is close to retail and service areas. This area supports higher density residential development comprising buildings of moderate height that cover a higher percentage of land within its site boundaries)
- Spence Avenue Policy Area 15 (Existing consolidated site for supported accommodation adjacent to major roads and open space. This area supports higher density residential development comprising clustered larger buildings of varied heights and a generous landscaped setting).

RESIDENTIAL DPA - AFFECTED AREA MAP

- RESIDENTIAL STREETScape (BUILT FORM) ZONE
- RESIDENTIAL STREETScape (LANDSCAPE) ZONE
- RESIDENTIAL ZONE
- RESIDENTIAL REGENERATION ZONE



Your Say

THE CITY of
Unley

WHAT IS IT ABOUT?

WHAT IS THE DEVELOPMENT PLAN?

The City of Unley's Development Plan:

- Articulates desired planning policy for the city and within zones
- Identifies the types of land uses and developments preferred in different areas
- Specifies the criteria against which land uses and new developments are assessed.

Councils are required to regularly monitor and review the Development Plan to keep abreast with changes in development pressures, attitudes and expectations.

WHAT IS A DEVELOPMENT PLAN AMENDMENT?

Council can propose to amend the Development Plan by preparing a Development Plan Amendment (DPA).

The DPA must accord with the State Government Planning Strategy, and complement other parts of the Development Plan as well as Development Plans for adjoining Councils.

A DPA comprises an:

- Explanatory Statement summarising the rationale for the amendment and nature of the proposed changes
- Statement of Investigations explaining the investigations undertaken
- Technical Instructions and Policies that comprise the DPA.

STEPS IN AMENDING THE DEVELOPMENT PLAN

Step 1

Drafting and Certification by Council's CEO that the DPA is suitable for the purposes of public consultation

Step 2

Approval by the Minister for Planning to release the DPA for public consultation

Step 3*

Consultation with the community and State Government Agencies for a minimum of 8 weeks

Step 4

Council conducts a Public Meeting

Step 5

Council prepares a Summary of Consultation report for the Minister

Step 6

Minister considers the DPA for approval as proposed, with amendments or can reject the DPA

Step 7

State Parliament's Environment, Resources and Development Committee (ERDC) reviews the amendment process

* Council is currently seeking comments in accordance with Step 3.

HAVE YOUR SAY

PROVIDE A WRITTEN SUBMISSION

Council is keen to get your views about this DPA. You can do this by completing a Feedback Sheet, providing a formal written submission or by logging on to **Your Say Unley** via the City of Unley website unley.sa.gov.au

Feedback Sheets and written submissions should be marked 'Residential DPA' and received by Council no later than **5pm on 22 May 2014**.

You can send your comments to the City of Unley by:

Post PO Box 1, Unley SA 5061
Email pobox1@unley.sa.gov.au
Fax 8271 4886

Copies of all submissions received (including Feedback Sheets recognised as formal submissions) will be available for inspection by interested persons at the Unley Civic Centre from **27 May 2014 until the Public Meeting**. Only the respondent's surname and suburb will be made public.

ATTENDING THE PUBLIC MEETING

Members of the community are welcome to elaborate on their submissions by presenting to the Development Strategy and Policy Committee of the Unley Council at a meeting to be held in the **Unley Civic Centre at 7pm 16 June 2014**.

If you wish to speak at the Public Meeting, please indicate this in your written submission.

ATTEND AN INFORMATION SESSION

You are encouraged to find out more by attending an Information Session being held at:

Unley Civic Centre

1-5pm Sunday 6 April 2014

3-7pm Tuesday 8 April 2014

Please drop in and view the DPA and identify how it affects your property. Staff will be available to answer your questions.

READ ABOUT THE DPA

Copies of the DPA are available to view in printed form at the:

Unley Civic Centre
181 Unley Road, Unley

Unley Library
181 Unley Road, Unley

Goodwood Library
101 Goodwood Road, Goodwood

Fullarton Park Library
411 Fullarton Road, Fullarton

In electronic form at the City of Unley website unley.sa.gov.au

Printed copies are available for purchase at the Unley Civic Centre for \$20.

ACCESS FACT SHEETS

Fact Sheets for each of the relevant Zones and Policy Areas are available:

- on Council's website unley.sa.gov.au
- at the Unley Civic Centre and Council Libraries
- by phoning the Unley Civic Centre on 8372 5111 to arrange for one to be posted to you.