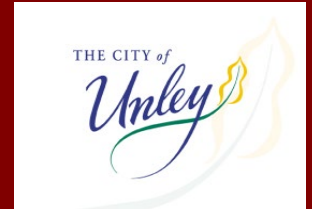


FACT SHEET

RESIDENTIAL REGENERATION ZONE Norman Terrace Policy Area 26



The *Norman Terrace Everard Park Regeneration Development Plan Amendment (DPA)* proposes to replace the existing Residential B350 Zone and Residential Streetscape (Built Form) Zone with the Residential Regeneration Zone – Norman Terrace Policy Area 26.

The planning policy proposed within the Norman Terrace Policy Area 26 is detailed in italics below. The Policy Area should be read in conjunction with the Residential Regeneration Zone and applicable General policy.

A Policy Area map of Norman Terrace Policy Area 26 is attached in Appendix 1.

Norman Terrace Policy Area 26

OBJECTIVES

- Objective 1:** *Coordinated development of residential, retirement living, aged care and supported accommodation of medium to high density with small-scale supporting community and allied services.*
- Objective 2:** *Low to medium rise buildings of distinctive and high urban design quality with an emphasis on vertical proportions along Norman Terrace.*
- Objective 3:** *Development that contributes to the desired character of the policy area.*

DESIRED CHARACTER

The Norman Terrace Policy Area is a strategic site for the coordinated development of low to medium rise, medium to high density residential and retirement living including various forms of aged care accommodation.

The policy area will be predominantly medium rise and medium density development set within generous landscaped grounds including adequate space and depth for deep root tree planting capable of supporting large tree canopies. The greatest intensity of development and buildings of up to five storeys is envisaged in the core of the policy area and toward the Norman Terrace frontage. Building heights will transition down in scale to low-rise buildings of up to two-storeys at the interface with Ross Street and Fourth Avenue to complement existing residential built form.

Building siting, design and landscape treatments will be used to clearly demarcate entry points in multi-storey buildings via Norman Terrace. Vehicle access points will be designed, where possible, to minimise the number of access points along road frontages. On-site parking for multi-level buildings will be designed to utilise rear or basement parking areas and to minimise the impacts on adjacent lower density housing. Dwellings facing Ross Street and Fourth Avenue should make a positive contribution to streetscape through building design and landscaping. Garaging for dwellings should be designed as an integrated component of the building to minimise the visual impact on the streetscape and to seek to minimise the number of vehicle crossovers in Ross Street and Fourth Avenue.

Small scale non-residential land uses are envisaged at ground floor level of multi-level buildings only and should contribute to a coordinated development.

Outdoor advertisements are appropriate in the policy area where it is complementary to the overall development, design elements and land uses.

PRINCIPLES OF DEVELOPMENT CONTROL**Land Use**

- 1 Development should be primarily for residential and all forms of aged care accommodation.
- 2 Non-residential development should be ancillary to residential and aged care living, situated at ground level and located toward the Norman Terrace frontage.

Form and Character

- 3 Low to medium rise, medium to high density development should typically be in the form of 3 to 5 storey buildings in the core of the policy area and along Norman Terrace and not extending closer than 30 metres from Ross Street and Fourth Avenue.
- 4 Low rise, low to medium density development should typically be in the form of 2 storey buildings facing Ross Street and Fourth Avenue.
- 5 Except where airport building height restrictions prevail, buildings should be designed in accord with the following parameters:

Parameter	Value
Maximum site coverage	50 per cent
Maximum wall height (from ground level excluding any rooftop located mechanical plant or equipment)	17.5 metres (5 storeys) in the core of the policy area and along Norman Terrace 8 metres (2 storeys) for buildings fronting Ross Street and Fourth Avenue.
Minimum setback from Ross Street and Fourth Avenue	5 metres
Minimum setback from Norman Terrace	6 metres

- 6 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	100 minimum	8
Residential flat building	120 minimum (average)	80 minimum (average)	20

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

- 7 Development should provide a positive streetscape contribution by:
 - (a) providing an open garden character and 2 to 3 metre perimeter landscaping to Ross Street and Fourth Avenue and between groups of dwellings fronting those roadways
 - (b) providing a high quality distinctive public streetscape along Norman Terrace
 - (c) siting and designing the garaging and parking of vehicles as a relatively minor element when viewed 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.

Other Policy Changes

In addition to the proposed policy described within Norman Terrace Policy Area 26 there will be other changes to planning policy that affect this area including:

- Amending Council-wide policy in relation to deep soil zones and tree canopy cover.
- Amending mapping for airport building heights to reflect increased referral building height.
- Consequential zone and policy area mapping to reflect the policy changes.
- Amending categories for public notification purposes as it relates to forms of aged care accommodation. Generally aged care accommodation will not require public notification unless the development involves three or more stories and one of the following criteria applies
 - Located within 30 metres of Ross Street or Fourth Avenue;
 - The maximum building height exceeds 17.5metres;
 - The road or boundary setback is less than prescribed.

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:

