

Development Plan Amendment

By the Council

Unley Council

Norman Terrace Everard Park Regeneration DPA

The Amendment

For Consultation

Amendment Instructions Table								
Name of Local Government Area: Unley Local Government Area								
Name of Development Plan: Unley (City) Development Plan								
Name of DPA: Norman Terrace Everard Park Regeneration DPA								
<p><i>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 19 December 2017.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>								
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.				
COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)								
Amendments required: Yes								
Medium and High Rise Development (3 or More Storeys) - Environmental								
1.	Amend	Within PDC 23 in the table, where site area is > 1500m ² , amend site area, as follows: 1500-3000m ²	N	N				
2.	Insert	Within PDC 23 immediately after the row where site area is > 1500m ² , insert new row, as follows: <table border="1" data-bbox="427 1518 1161 1644"> <tr> <td>> 3000m²</td> <td>15% site area</td> <td>6 metres</td> <td>1 large or medium tree/60m² deep soil</td> </tr> </table>	> 3000m ²	15% site area	6 metres	1 large or medium tree/60m ² deep soil	N	N
> 3000m ²	15% site area	6 metres	1 large or medium tree/60m ² deep soil					
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)								
Amendments required: Yes								
Residential Regeneration Zone								
3.	Insert	Within the introductory sentence additional map reference numbers for Maps Un/: 7 and 16	N	N				
4.	Insert	Within Objective 3, after the words “smaller household size” insert the following words:	N	N				

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		<i>‘aged persons accommodation, retirement living’</i>		
5.	Insert	The following new PDC immediately after existing PDC 1: 2 The following additional types of development, or combination thereof, are envisaged within specified Policy Areas: aged persons accommodation detached dwelling group dwelling nursing home retirement village residential care facility row dwelling semi-detached dwelling	Y	N
6.	Insert	The following new PDC immediately after new PDC 2: 3 A community centre, consulting room, indoor recreation centre, library or office may be established where it is ancillary to or in association with a proposed use envisaged for the zone or policy area.	Y	N
7.	Insert	Within existing PDC 9 immediately before the words “A dwelling should” insert the following words: <i>‘Except where otherwise specified in the Policy Area provisions’</i>	Y	N
8.	Insert	Within Procedural Matters, Non-complying Development, where Form of Development is “Consulting Room” under the column heading Exceptions, immediately after (c) insert the following: (d) is located within Policy Area 26	N	N
9.	Insert	Within Procedural Matters, Non-complying Development, where Form of Development is “Office” under the column heading Exceptions, immediately after (c) insert the following: (d) is located within Policy Area 26	N	N
Residential B350 Zone				
10.	Amend	Within Introduction, Existing Features, amend the first sentence to read as follows: The Residential B350 Zone is located in the western sector of the City and includes the suburb of Forestville, and most of the suburbs of Everard Park , Black Forest and Clarence Park and part of the suburb of Everard Park.	N	N
Norman Terrace Policy Area 26				
11.	Insert	After Spence Avenue Policy Area 16 the contents of Attachment A	N	N
TABLES				
Amendments required: Yes				
Table Un/8 – Assignment of Categories for Public Notification Purposes				

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12.	Insert	<div>Within Part 1: Category 1 Development insert the following row:</div> <table><tr><td>Except where the development is classified as non-complying or Category 2 under this Development Plan, any development which comprises: Aged persons accommodation Group dwelling Multiple dwelling Nursing home Residential flat building Rest home Retirement village Residential care facility</td><td>Development of three or more storeys in height, where one or more of the following applies: (a) located within 30 metres of Ross Street or Fourth Avenue (b) maximum building height exceeds 17.5 metres (c) road or boundary setback is less than prescribed</td><td>Norman Terrace (Residential Regeneration) Policy Area 26</td></tr></table>	Except where the development is classified as non-complying or Category 2 under this Development Plan, any development which comprises: Aged persons accommodation Group dwelling Multiple dwelling Nursing home Residential flat building Rest home Retirement village Residential care facility	Development of three or more storeys in height, where one or more of the following applies: (a) located within 30 metres of Ross Street or Fourth Avenue (b) maximum building height exceeds 17.5 metres (c) road or boundary setback is less than prescribed	Norman Terrace (Residential Regeneration) Policy Area 26	N	N
Except where the development is classified as non-complying or Category 2 under this Development Plan, any development which comprises: Aged persons accommodation Group dwelling Multiple dwelling Nursing home Residential flat building Rest home Retirement village Residential care facility	Development of three or more storeys in height, where one or more of the following applies: (a) located within 30 metres of Ross Street or Fourth Avenue (b) maximum building height exceeds 17.5 metres (c) road or boundary setback is less than prescribed	Norman Terrace (Residential Regeneration) Policy Area 26					
13.	Insert	Within Part 2: Category 2 Development, in row one under the column heading Exceptions insert within dot point three in association with Residential Regeneration Zone, Policy Area 26	N	N			
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)							
Amendments required: Yes							
Map(s)							
14.	Replace	City of Unley Structure Plan Map Un/1 (Overlay 1) with the contents of Attachment B	N	N			
15.	Replace	Unley (City) Airport Building Heights Map Un/1 (Overlay 2a) with the contents of Attachment C	N	N			
16.	Replace	Unley (City) Zones Map Un/7 with the contents of Attachment D	N	N			
17.	Replace	Unley (City) Policy Areas Map Un/16 with the contents of Attachment E	N	N			

Attachment A

Norman Terrace Policy Area 26

Refer to [Map Un/16](#) that relates to this policy area.

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:

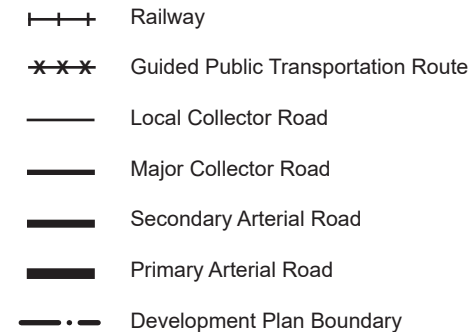
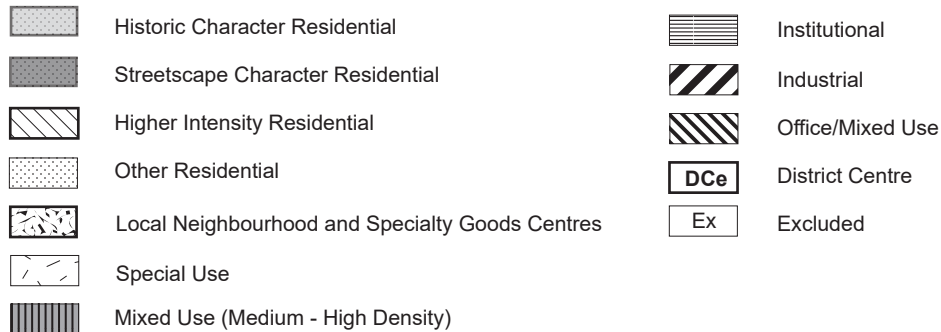
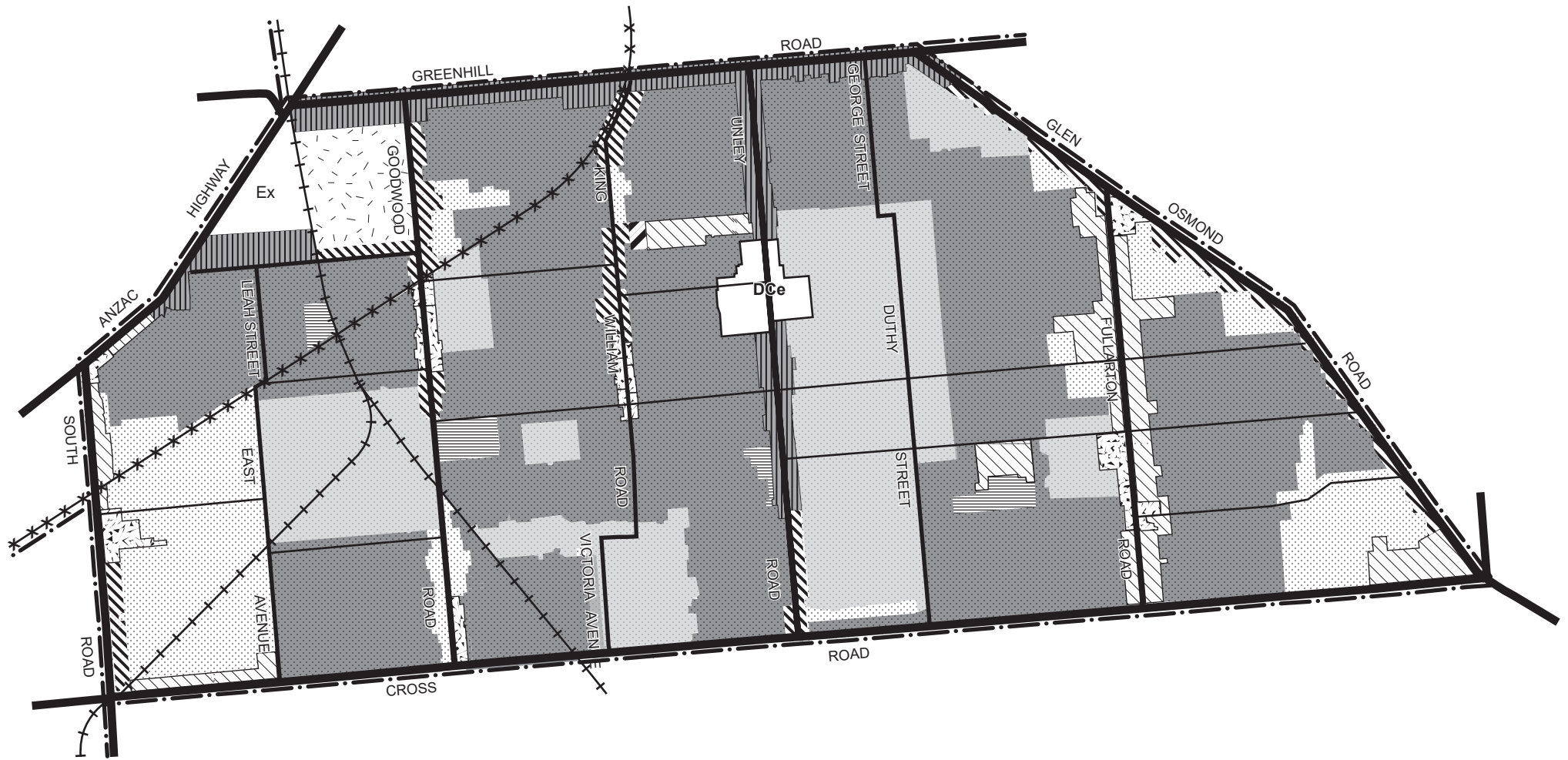
Dwelling type	Site area per dwelling (square metres)	Site area per dwelling for large allotments of >2000 square metres (square metres)	Minimum frontage width* (metres)
Dwelling	180 minimum	100 minimum	8
Residential flat building	120 minimum (average)	80 minimum (average)	20

* 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:

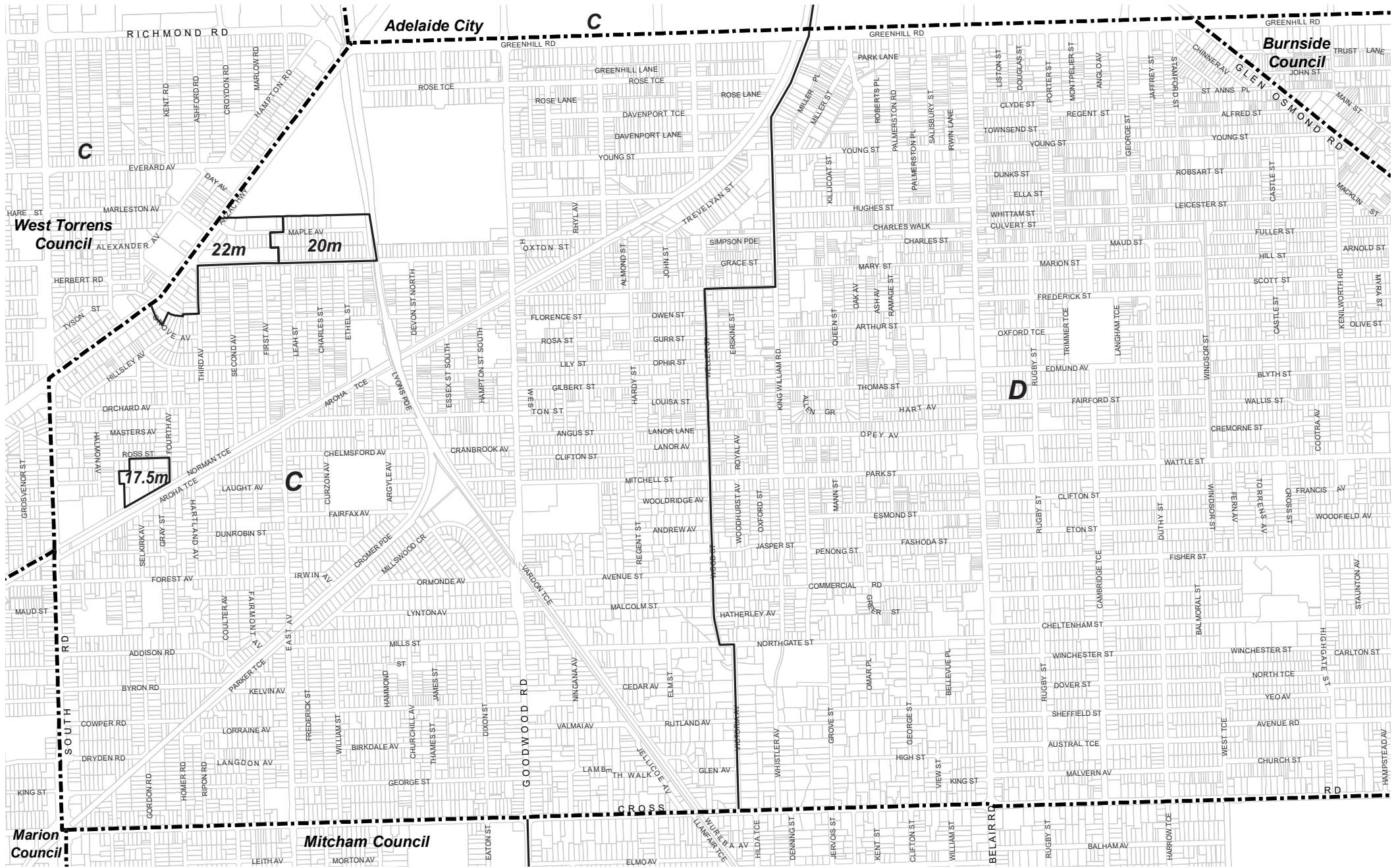
- (a) providing an open garden character and 2 to 3 metre perimeter landscaping to Ross Street and Fourth Avenue and between groups of dwellings fronting those roadways
- (b) providing a high quality distinctive public streetscape along Norman Terrace
- (c) siting and designing the garaging and parking 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.

Attachment B

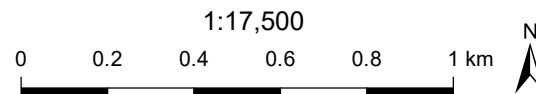


CITY OF UNLEY STRUCTURE PLAN MAP Un/1 (Overlay 1)

Attachment C

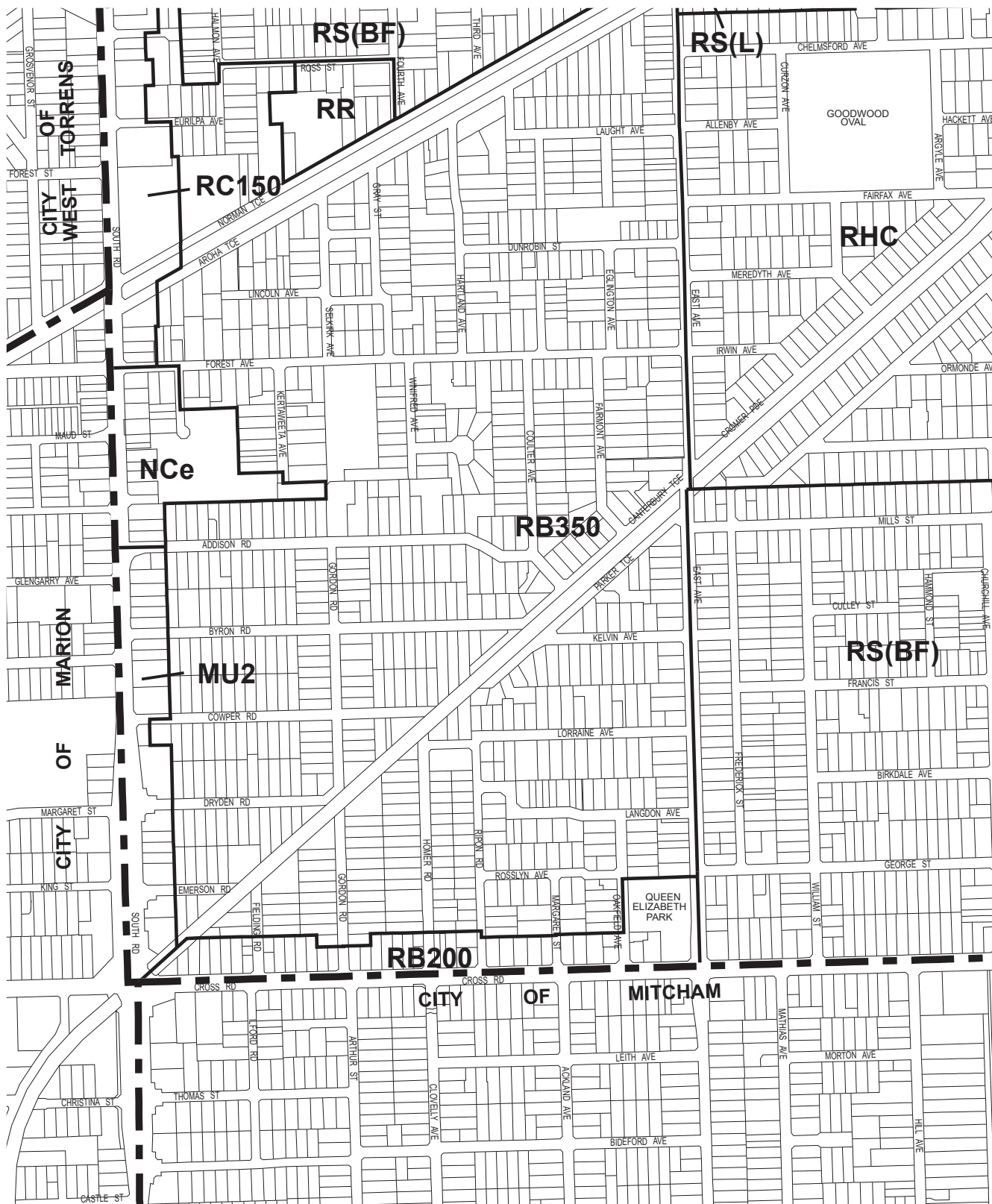


Referral to Federal
 Airports Corporation required for :
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level
20m - 22m All Structures Exceeding height identified on maps
 (above existing ground level, measured from the top of the nearest roadside curb)



UNLEY (CITY) AIRPORT BUILDING HEIGHTS MAP Un/1 (Overlay 2a)

Attachment D



Note: For Policy Areas See Map Un/16

MU2	Mixed Uses 2
NCe	Neighbourhood Centre
RB200	Residential B200
RB350	Residential B350
RC150	Residential C150
RHC	Residential Historic Conservation
RR	Residential Regeneration
RS(BF)	Residential Streetscape (Built Form)
RS(L)	Residential Streetscape (Landscape)

	Zone Boundary
	Development Plan Boundary

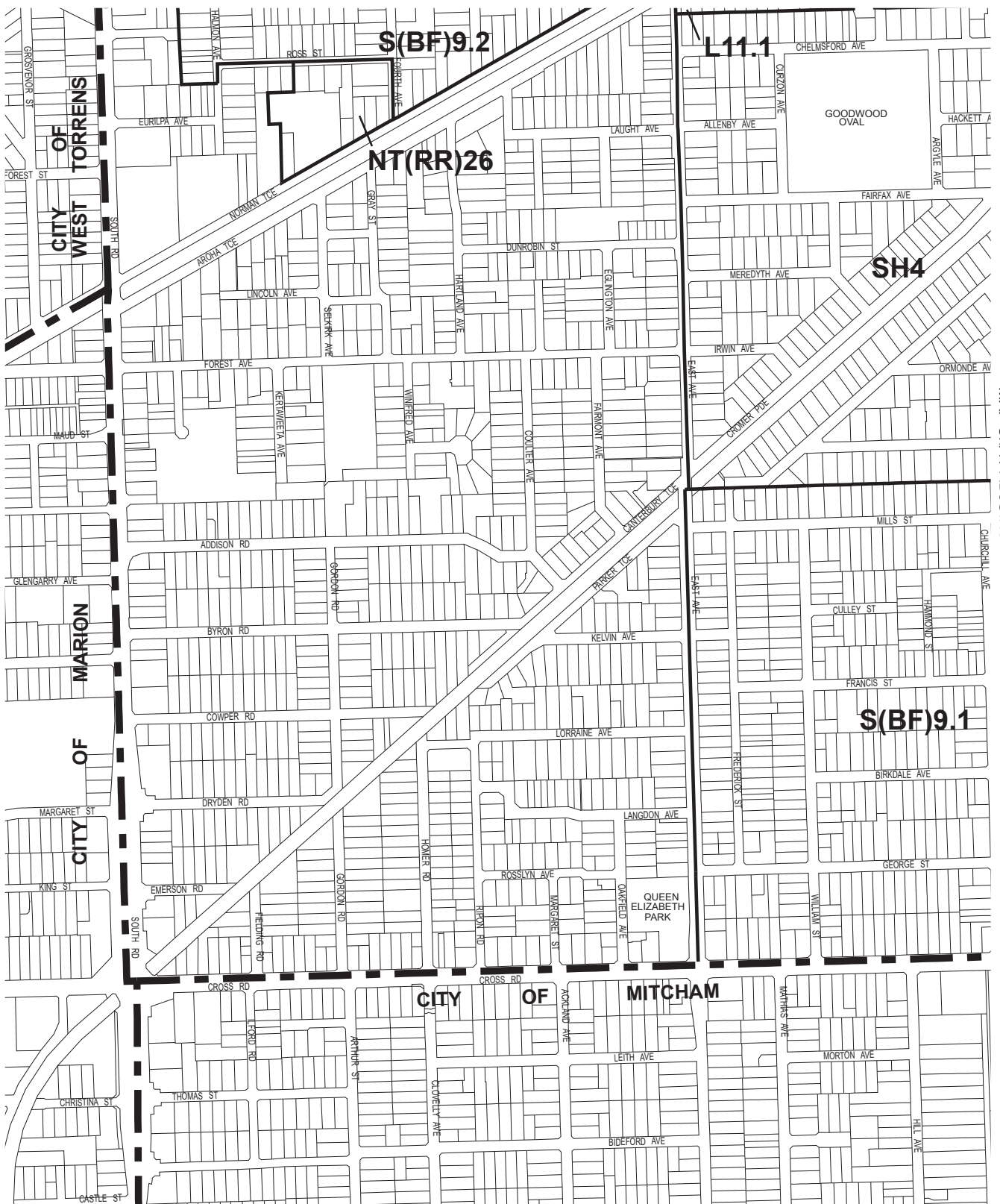


Scale 1:8000



UNLEY (CITY)
ZONES
MAP Un/7

Attachment E



SH4
S(BF)9.1
S(BF)9.2
L11.1
NT(RR)26

Policy Area 4 - Spacious Historic Millswood Page Estate
 Policy Area 9 - Spacious (Built Form) Precinct 9.1
 Policy Area 9 - Spacious (Built Form) Precinct 9.2
 Policy Area 11 - Landscape Precinct 11.1
 Policy Area 26 - Norman Terrace (Residential Regeneration)

Scale 1:8000



UNLEY (CITY) **POLICY AREAS** **MAP Un/16**

Policy Area Boundary
 Development Plan Boundary