

STEPS IN A DEVELOPMENT PLAN AMENDMENT

Step 1

Approval by the Minister for Planning to prepare and release the DPA for consultation.

Step 2

Preliminary engagement in late 2015. Testing of design options at a stakeholder 'Design Lab' in early 2016.

Step 3

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

Step 4 (we are here)

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

Step 5

Council conducts a Public Meeting to hear community representations.

Step 6

Council prepares a Summary of Consultation and Proposed Amendments Report for the Minister.

Step 7

Minister considers the DPA for approval as proposed, with amendments or rejects the DPA.

Step 8

State Parliament's Environment, Resources and Development Committee reviews the amendment process.

YOUR FEEDBACK IS IMPORTANT TO US

Submissions will be received until

5pm, 18 November 2016

For more information
phone 8372 5111 or email
pobox1@unley.sa.gov.au



FIND OUT MORE

More information and copies of the DPA are available to view in hard copy at the Unley Civic Centre and Unley Library, and are available to view online at yoursay.unley.sa.gov.au

ATTEND OUR PUBLIC INFORMATION SESSION

Wednesday 5 October, 5.30-7.30pm
Saturday 8 October, 11am-1pm
Unley Civic Centre, Oxford Terrace, Unley

HAVE YOUR SAY

Feedback will be received until **5pm 18 November 2016**, and can be made in the following ways:

- Provide your comments online at yoursay.unley.sa.gov.au
- Send an email with "**Unley Central Precinct DPA**" in the subject heading, to pobox1@unley.sa.gov.au
- Send a written submission to "**Unley Central Precinct DPA**", PO Box 1, Unley SA 5061

Members of the community are welcome to elaborate on their submissions by presenting to the City of Unley City Strategy and Development Committee at a public meeting in December. If you wish to be heard at the public meeting, please indicate this in your submission.

ATTEND OUR PUBLIC MEETING

Tuesday 6 December, 7pm
Unley Civic Centre, Oxford Terrace, Unley

Copies of all submissions will be available for public view at the Unley Civic Centre from **23 November until 6 December, 2016**. Only the last name and suburb of respondents will be disclosed.

SHAPING THE FUTURE OF THE UNLEY CENTRAL PRECINCT

The Unley Central Precinct is the City of Unley's residential, cultural and economic heart. By carefully considering our current and future lifestyles and the community, businesses and visitors of Unley, we can support an Unley Central which responds to our needs and is welcoming to everyone.

THE CITY OF UNLEY UNLEY CENTRAL PRECINCT

DEVELOPMENT PLAN AMENDMENT (DPA)

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

Even if you do not live or own property in the affected area, your views are an integral part of this amendment process.

The Unley Central Precinct DPA is a project that responds and aligns with the City of Unley's **Community Plan 2033**, **South Australia's Strategic Plan 2011** and **The 30-Year Plan for Greater Adelaide** (2010 *currently being updated*).

Feedback will be received until 5pm, 18 November 2016

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Artist's impression by Taylor, Cullity Lethlean

WHAT IS IT ABOUT?

WHAT IS THE DEVELOPMENT PLAN?

The City of Unley's Development Plan:

- articulates desired planning policy for the City and identifies zones within the City;
- identifies the types of developments and land uses preferred in different areas; and
- 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 of 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.

Preliminary investigations have been undertaken in preparation for this current consultation process before the DPA can be finalised.

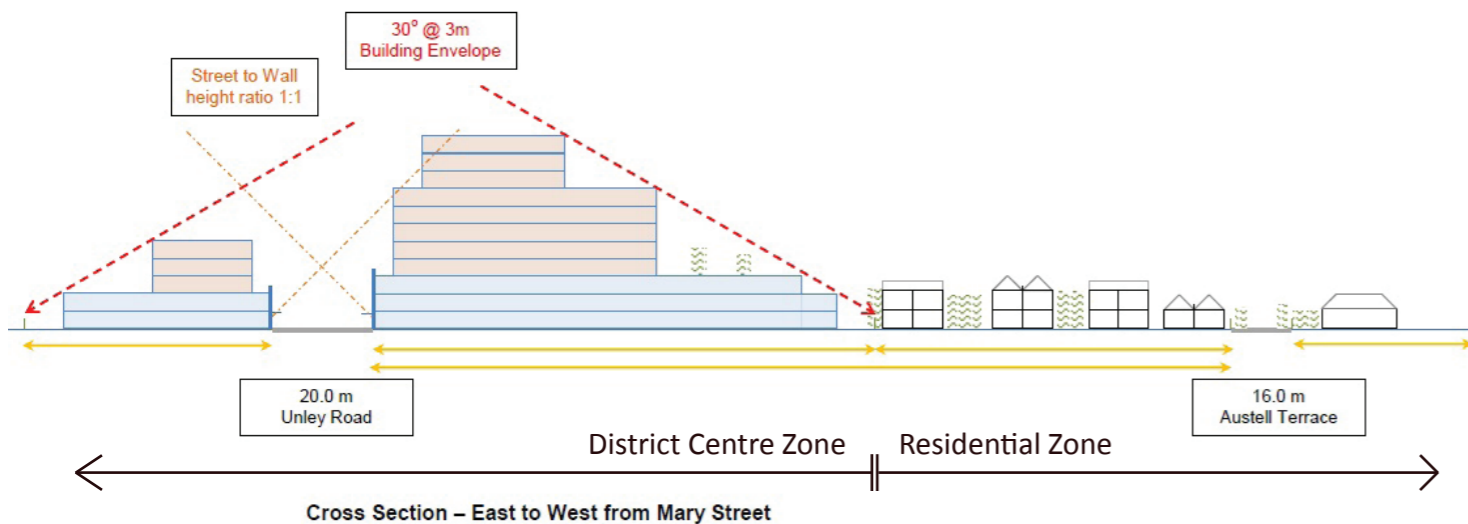
DPA METHODOLOGY

By emphasising 'human-scaled' developments, which are developments that have been designed to a scale to prioritise the experiences of people in walkable and comfortable spaces around buildings, the DPA policies were directed by tools designed to establish appropriate building set backs and heights in relation to their surroundings. Emphasising respectful relationships with residential zones by using a 30 degree plane to establish setbacks and prioritising the pedestrian experience in different streets using a street-width to building height ratio were key to the policies and their ability to support appropriate change in the Unley Central Precinct.

The vision of the Unley Central Precinct is guided by high quality public spaces and developments which are led by urban design principles, form, human scale and functionality as well as by prioritising the creation of comfortable and welcoming public spaces for locals and visitors alike.

Guiding Principles were established so parameters could be investigated and identified. Along with the urban design methodology, these helped to establish how the Precinct could function, what development types and forms are appropriate, provisions for open space and how strong and diverse community and commerce can be fostered in the area.

The example below shows how the 30 degree and ratio tools were used to develop the policy.



THE UNLEY CENTRAL PRECINCT DPA GUIDING PRINCIPLES

Guiding Principles act as aspirations for the Unley Central Precinct and framework for desired new development. Development in The Unley Central Precinct should:

- create a well-connected pedestrian friendly precinct with an accessible network of high-quality and enlivened streetscapes;
- create high-quality and socially engaging human-scaled public realms with active and lively spaces that easily connect to each other and places of interest;
- calm traffic and prioritise active public transport and alternatives to cars;
- create sensitive building interfaces with residential zones;
- comprise buildings of a high-quality contemporary architecture
- cater for diverse medium to high density mixed-use developments which include residential uses;
- respond to the needs of a diverse community; and
- integrate green infrastructure and sustainability principles into design.

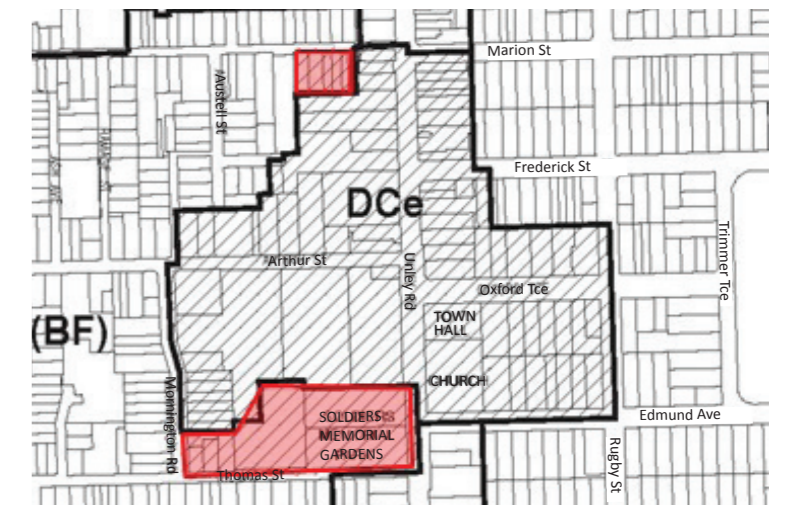
THE DPA PROPOSALS

The Unley Central Precinct DPA proposes changes to the District Centre Zone including:

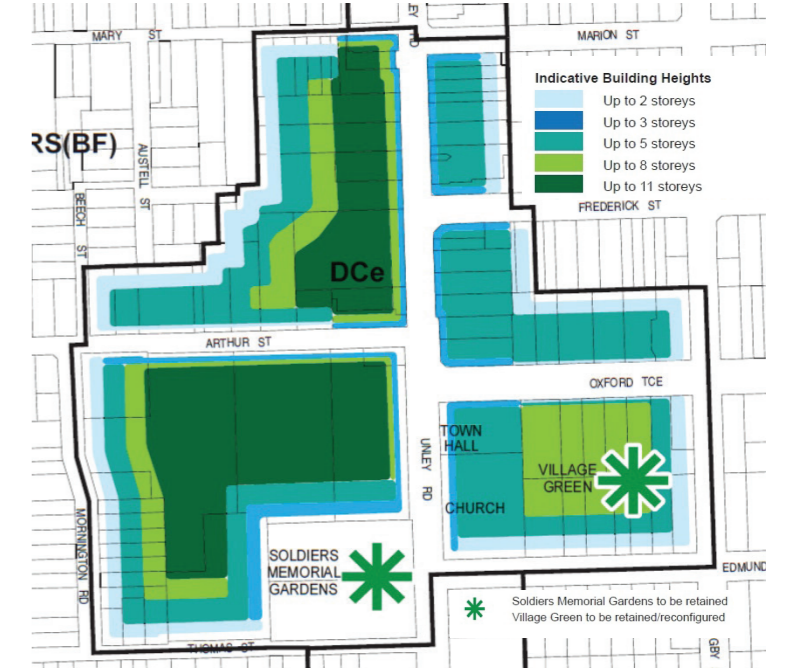
- minor expansion of the zone as shown on the affected areas map, at Mary Street, Mornington Road and Thomas Street;
- revise existing policies for the District Centre Zone (that currently do not include building height limits) with policies that provide additional support for a greater diversity of land uses, increased residential densities and higher rise buildings between 2-11 storeys depending on the site's context;
- inclusion of varied setbacks at ground level to create wider footpaths for pedestrian comfort on streets, reflect the different natures of some streets, as well as reduce potential impacts on residential properties;
- provision for taller buildings to progressively be set further back to maintain a sense of openness, relationship with scale of street and to reduce potential impacts on the amenity for adjoining properties and pedestrians;
- reduced car parking requirements and increased bicycle parking requirements for developments to support more use of public transport and local services within walking and cycling distance;
- inclusion of new concept plans for building setbacks, building heights and connections and key areas to assist in policy guidance; and
- Consequential amendments to mapping, including:
 - Zones Map Un/5 to reflect the increased area of the District Centre Zone.
 - Noise and Air Emissions Map Un/1 (Overlay 3) and application of noise and air emissions policies
 - Affordable Housing Map Un/1 (Overlay 5) to support the establishment of affordable housing within the District Centre Zone.

The proposed new Concept Plans (right) for **Indicative Building Heights, Ground Level Setbacks and Connections & Key Areas** assist in explaining the policies proposed.

Affected area map



CONCEPT PLAN MAP: Indicative Building Heights



CONCEPT PLAN MAP: Connections & Key Areas

