

# SHAPING THE FUTURE OF THE UNLEY CENTRAL PRECINCT DEVELOPMENT PLAN AMENDMENT (DPA)



## Summary of Consultation and Proposed Amendments (SCPA) Report

### Unley Central Precinct DPA

March 2017

CITY OF UNLEY  
UNLEY CENTRAL PRECINCT

DEVELOPMENT PLAN  
AMENDMENT





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## Document History & Status

<b>Version No</b>	<b>Description</b>	<b>Author(s)</b>	<b>Maps</b>	<b>Date</b>	<b>Approved</b>
1.0	Summary of Consultation and Proposed Amendments Report – draft with options	DB, GB & RR	URPS	08/03/2017	
<u>2.0</u>	<u>Summary of Consultation and Proposed Amendments Report - final</u>	<u>DB, GB &amp; RR</u>	<u>URPS</u>	<u>30/03/2017</u>	<u>Council</u>

## 1.0 Introduction

The Development Act provides a process whereby Councils can propose amendments to the Development Plan, which are considered and approved by the Minister for Planning. This report is in relation to the Unley Central Precinct Development Plan Amendment – (Unley Central DPA).

Close liaison occurs with the Department of Planning Transport and Infrastructure (DPTI) as part of the preparation of a proposed DPA in relation to the allowed policy scope and parameters. Local policy opportunity is closely governed by the Development Act, The 30-Year Plan for Greater Adelaide, SA Planning Policy Library (SAPPL) policy modules, Policy Bulletins and drafting protocols as administered by DPTI on behalf of the Minister for Planning.

The Development Plan, and any draft Development Plan Amendments, are ultimately controlled by the Minister for Planning. Initiation of an amendment, and any policy changes, require the Minister's approval pursuant to the Development Act.

A Development Plan and an Amendment must align with the State Government's Planning Strategy, which, in the case of Unley, is The 30-Year Plan for Greater Adelaide. The 2016 Update of this Plan increased focus for growth in established areas with a target for 85% by 2045 of all new residential development to come from infill within existing suburbs. This has been raised from the 2010 Plan target of 70% which was already achieved for Greater Adelaide by the time of the Update.

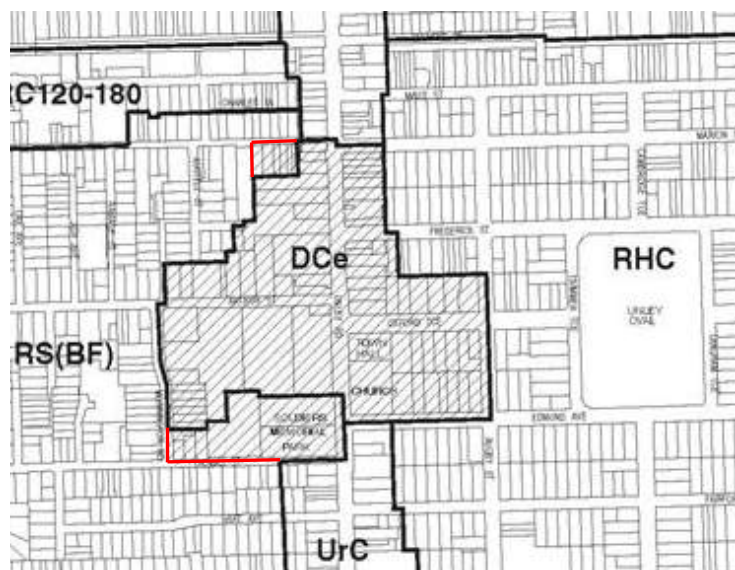
The Planning Strategy, and particularly Unley Development Vision, places a focus for growth opportunities on key activity centre hubs, transit corridors and strategic locations in an endeavour to trade-off on the maintenance of as much of the valued heritage and character areas as possible.

The District Centre Zone is a major activity hub in Unley and inner Adelaide, and as such is a key and promoted area for the focus of mixed use and residential higher density development.

The District Centre Zone currently does not have specific height limits or building envelope provisions. The proposed policy change seeks to promote clarity about higher density development but at the same time introduce policies to guide the desired building envelopes (building heights and setbacks), appropriate interfaces with surrounding residential areas and recognition of good public realm amenity (eg street wall heights, public open-space and pedestrian connections).

In summary, the draft **Unley Central Precinct DPA** includes changes that relate to the District Centre Zone in the City of Unley and included:

- Minor expansion of the District Centre Zone at Mary Street, Mornington Road and Thomas Street;
- Support an increased mixture of land uses and density of development, including residential;
- Varied building heights across the zone from 2 storey at the zone interface up to 5, 8 and 11 stories in core areas;
- Inclusion of policy regarding desired character and built form urban design outcomes;
- Inclusion of Concept Plans for *Building Setbacks, Building Heights and Connections and Key Areas*;
- Revised parking (car and bicycle) requirements for development in the zone;
- Application of standard *Noise and Air Emissions* and *Affordable Housing* policies within the zone;
- Consequential edits to maps, figures and tables to reflect the changed zone and policy.



The Summary of Consultation and Proposed Amendments Report (SCPA) is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the DPA. The report also provides details of the consultation process undertaken by Council.

This report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

A total of 295 public, 8 public agencies, 1 development association and 1 local Member of Parliament made submissions.

The SCPA Report, as adopted by Council, is to be forwarded to the Minister to document the review of the DPA and outline recommended amendments (if any) to address issues identified (in the submissions and/or from subsequent analysis). A copy of all original submissions will be forwarded with the SCPA Report for DPTI and Minister's review.

A revised draft DPA, reflecting the recommendations of Council, will be prepared to accompany the adopted SCPA Report.

### Summary of Recommended Amendments

A summary of the recommended amendments to the draft Unley Central DPA for the *District Centre Zone* following consultation and review, more fully described in **Attachment F and G**, include the following. Final amendments, and those adopted by Council on 30 March 2017, are tracked to highlight text included or ~~excluded~~ from Version 1 to Version 2.

#### **Building Heights and Western Area**

- 1 Prioritise heights in metres over indicative storeys and include under *Building Envelope* an additional principle, and edits in *Road Setbacks* principle, confirming maximum building heights as follows:
  - a adjacent to Thomas Street and the Soldiers Memorial Gardens 18.5 metres (5 storey);
  - b west of Unley Road ~~either:~~
    - i **Option 1 Key Issue 2.2.6**  
32.5 metres (9 storey) north of Arthur Street;  
25.5 metres (7 storey) south of Arthur Street;  
~~OR~~
    - ii ~~**Option 2 Key Issue 2.2.6** for 39.5 metres (11 storey) north of Arthur Street and 32.5 metres (9 storey) south of Arthur Street;~~
    - iii ~~**Option 3 Key Issue 2.2.6** for 39.5 metres (11 storey);~~

#### **Eastern Community Area and 'Village Green'**

- 2 An additional objective be included, and clarification in the *Desired Character* statement and supporting principles, to:
  - a reinforce the retention and enhancement of existing ground level public open-space and open connections to street frontages and key pedestrian links;
  - b confirm the ground level Village Green is to be retained and enhanced, and potentially enlarged;
  - c Exclude residential development from the Community Area east of Unley Road to the south of Oxford Terrace (by altering Principle 4 Community Key Area and Concept Plan Map Connections and Key Areas legend for the Community Area, after 'with residential above' and 'residential' respectively, to add 'except south of Oxford Terrace')

- 3 Prioritise heights in metres over indicative storeys and include under *Building Envelope* an additional principle, and edits in *Road Setbacks* principle, confirming **either**:
- ~~a **Option 1 Key Issue 2.4.6 (Flexible policy approach up to 5 Storey):**~~
- ~~i with maximum building heights up to 18.5 metres (5 storey);~~
  - ~~ii rising from 7.0 metres (2 storey) adjacent to residential street frontages;~~
  - ~~iii include that Village Green may potentially be reconfigured;~~
- ~~**OR**~~
- ~~b **Option 2A Key Issue 2.4.6 (Prescriptive policy approach up to 5 storey):**~~
- ~~i with maximum building heights up to 18.5 metres (5 storey);~~
  - ~~ii rising from 7.0 metres (2 storey) adjacent to residential street frontages;~~
  - ~~iii *Concept Plan* to include outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium-rise development to Oxford Terrace frontage;~~
- ~~**OR**~~
- c **Option 2B Key Issue 2.4.6 (Prescriptive policy approach up to 3 storey):**
- i with maximum building heights up to 11.5 metres (3 storey) along frontages to Oxford Terrace on north side and south side west of existing cottages (with 4.5 metres (1 storey) to eastern end and existing cottages on Oxford Terrace;
  - ii rising from 4.5 metres (1 storey) adjacent to Edmund Street and Rugby Street frontages;
  - iii *Concept Plan* to include approximate outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium-rise development to Oxford Terrace frontage and Unley Road;

#### **Zone Interface Building Envelope Road Setbacks**

- 4 Revise *Setbacks from Road Frontages and Public Open Space*, principle 29 to **either**:
- ~~a **Option 1 to revise Setbacks table to:**~~
- ~~i prioritise heights in metres over indicative storeys and reflect redefined maximum building heights as determined above;~~
  - ~~ii make minor refinements to setbacks in accord with Key Issue 2.3.6 in regard to:  
(1) Arthur Street, Beech Street, Mary Street and Thomas Street;  
(2) Public open space;~~
  - ~~iii provide for any variation of additional height above the maximum building height to setback twice the additional building height.~~
- ~~**OR**~~
- b **Option 2 replace the table with principles** (c) (iii), (d), (e) and (f) incorporating envelope model intent and details to provide for:
- i Open-space minimum setback of 5 metres and building envelope of 55°;
  - ii Residential street frontages minimum setback of 5 metres (except for Beech Avenue) and building envelope of 30° at 3.0 metres agl from the zone boundary (road centre-line);
  - iii Commercial and community street frontages variable ground level podium façade setbacks and additional setbacks above to define lower desired facades, streetwalls above and recessed higher levels.

#### **Supporting Policy**

- 5 Inclusion in *Desired Character* statement that small allotments will need to be amalgamated to create sites of sufficient size, in the order of 35 metres street frontage ~~and 2,000 square metres site area (DPTI requested technical edit)~~, to allow for efficient and functional on-site vehicle parking, effective servicing and appropriate building envelopes, setbacks and design;

- 6 Revision of Principle 4 defining *Key Areas* into a table format to aid clarity of land use functions and scale of development, with inclusion of edits reinforcing the retention and enhancement of ground level public open spaces;
- 7 Inclusion under *Design and Appearance* of general good design principles from current Department of Planning Transport and Infrastructure (DPTI) Urban Corridor Zone policy review;
- 8 Refinement of policy wording for criteria for Category 2 public notification (excluding principle numbers as a technical amendment requested by DPTI);
- 9 Revision of *Zone*, *Policy Area* and *Concept Plan* maps to accord with technical mapping requirements of Department of Planning Transport and Infrastructure (DPTI), involving primarily a translation into a black and white format, and to reflect the amendments referred to above.



## 2.0 Consultation

### 2.1 Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with an agreed 'one step' process for concurrent agency and public consultation in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were contacted on the DPA:

- (a) Hon Steph Key (Ashford)
- (b) Mr David Pisoni (Unley)

The response(s) are included within **Attachment A1**.

The public consultation extended from 22 September 2016 until the 18 November 2016 (required to be a minimum of 8 weeks).

The City of Unley *City Strategy and Development Policy Committee* was appointed for the purposes of Section 25 (11) (c) of the Development Act, to consider representations and provide advice to Council in relation to these recommendations on the DPA.

### 2.2 Public Notification and Engagement

A comprehensive and tailored community consultation and engagement program occurred in relation to the DPA in accord with the *Unley Central DPA Community Engagement Plan*.

In preparing the draft DPA, informal consultation was undertaken as detailed in the draft DPA including:

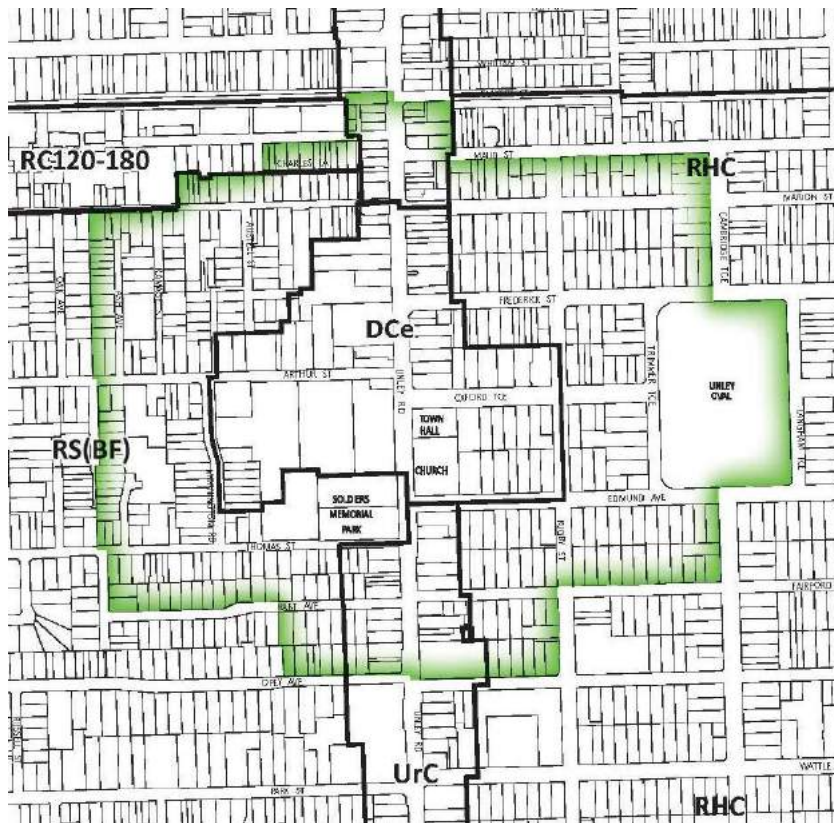
- **Preliminary engagement**; to help identify issues and opportunities following the release of the Precinct Plan; occurred from the **6 November 2015 (and extended) to 24 December 2015**. Direct notice to the 'Primary Stakeholder Catchment', media notices, web-site and 6 drop-in open sessions with consultants were provided. 140 submissions were received;
- A '**Design Lab**' was held on the **13 April 2017** to bring together a range of stakeholders (involving twenty one (21) people including interested residents, community group representatives, landowners and independent members of Council Committees working with design professionals and Elected Members as observers) to explore development options and scenarios for expected development through a 'hands on' modelling exercise.

In relation to the **draft DPA** the formal consultation occurred from **22 September to 18 November 2016** and included the following to give notice and invite examination of information and documentation:

- Statutory public notices (The Advertiser and Government Gazette) 22 September 2016;
- Public notice (Eastern Courier Messenger) 21 September 2016;
- Correction to notice regarding zone expansion in Mary Street (not Marion Street) on 29 September and 5 October respectively;
- Letters and brochure (880) to properties (640) and absent owners (240) in 'Primary Stakeholder Catchment' – Map 1\* *Unley Central DPA Community Engagement Plan*;
- Letters or emails to additional interested stakeholders registered from previous preliminary consultation and design workshop;
- Letters (37) to designated State Government Agencies, utility companies, adjacent councils, associations (business and community) and the two local State Members of Parliament;
- Reminder items in the 'Unley Life' column (Eastern Courier Messenger) 28 September, 12 and 26 October and 9 November 2016;
- Messages on active billboard facing Oxford Terrace outside the Council Chamber for consultation period, for drop-in public information forums in October and Public Meeting in December 2016;
- Flyer insert in quarterly Rates Notice delivered across the city from 14 October 2016;

- Communication material including brochure, zone fact sheet, full DPA and feedback sheet available in hard copy at Council Office and Unley Library and on web-site (855 visits to the web-site, 637 links through to the further information and 105 completed on-line feedback);
- Two drop-in Information Sessions in the Civic Centre on Wednesday 5 October 5:30 to 7:30pm and Saturday 8 October 11:00 to 1:00pm were conducted to view display material, access documents and talk with Council and consultant staff. Approximately 40 attended across the two sessions;
- Contact details for access to Council staff for any enquiries and questions;
- Submissions to be received by 5pm 18 November 2016;
- Copy of all submissions received, less privacy details, displayed at civic offices front counter from 23 November 2016 until the Public Meeting on 6 December 2016;
- **Public meeting on 6 December 2016** before the *City Strategy and Development Policy Committee* as delegate of the Council to hear personal presentations (36 people ultimately presented).

**Unley Central Precinct DPA Community Engagement Plan**  
**\* Map1 Primary Stakeholder Catchment Area**



### 3.0 Public and Agency Submissions

#### 3.1 Public Submissions

A total of two hundred and ninety five (295) public submissions were received.

Key issues raised in the submissions related to the matters as follows:

- (a) Lack of need and services for residential growth and increase in population;
- (b) Lack of integrated movement and parking analysis and improvement;
- (c) Excessive building bulk and height with a lack of adequate setbacks, viz an appropriate building envelope;

- (d) Potential impact and need to enhance ground level public open-space, in particular possible surrounding development and changes to the 'Village Green';
- (e) Poor environmental performance with lack of 'green infrastructure' and protection of trees;
- (f) Scale and nature of development is not sympathetic with Unley and village character, and high quality design should be an integral requirement;
- (g) Inadequate consultation and such development not supported by rate-payers;
- (h) Council should pursue its own vision and not pander to developers and the State Government.

A report on each submission (summary, comments and action taken in response to each submission) is included in **Attachment A**. Further discussion of the Key Issues is included in **Attachment F**.

### **3.2 Agency, Association and MP Submissions**

A total of ten (10) submissions were received; (8) from state government agencies, 1 from development industry and one from local Member of Parliament.

Key issues raised in the submissions are summarised as follows:

- (a) Emergency service and utility agencies will incorporate potential into future planning and deal with any necessary augmentation and contributions as part of redevelopment;
- (b) Emissions impacts from proximity to main road, contaminated land and water management adequately addressed through existing policy;
- (c) Affordable housing, heritage and green infrastructure adequately addressed through existing policy;
- (d) Some policy amendments recommended for clarity of expression, design matters and to address required format for Development Plan;
- (e) Development industry supports the concepts. The design parameters, viz building envelope, should be less restrictive to recognise commercial reality and not overly restrict development. Would like to see policy applied to more corridors;
- (f) Local MP raised variety of concerns reflecting community concerns.

A report on each submission (summary, comments and action taken in response to each submission) is included in **Attachment A1**.

### **3.3 Review of Submissions and Public Meeting**

Copies of all submissions were made available for public review from Wednesday 23 November 2016 to 6 December 2016 (Public Meeting) at the Council offices.

Fifty five (55) of those making submissions indicated a request to be heard. Therefore the public meeting proceeded on the 6 December 2016 before the Development Strategy and Policy Committee (Council delegate). Potential presenters were all contacted and requested to confirm desire to present and due to the potential numbers of presenters the meeting occurred in two sessions from 5:30 to 6:30 pm and from 7:00pm to 9:45pm. Thirty two (32) confirmed their attendance before the meeting and thirty six (36) ultimately presented to the Committee.

A summary of verbal submissions made at the public meeting is included in **Attachment B**.

## 4.0 Additional Matters and Investigations

The following common key issues were identified and a comprehensive investigation conducted after the consultation process to address concerns in regard to the following:

	Page number
<b>Executive Summary – Recommendations</b>	237-241
<b>1.0 Strategic Concepts</b>	
1.1 The 30-Year Plan for Greater Adelaide and Growth Demand	242-245
1.2 Integrated Movement and Parking	246-248
1.3 Living On/Near Transit Corridors (and Centres)	249-250
<b>2.0 Zone and Key Policy Parameters</b>	
2.1 Complementary Council-Wide Policy	251-253
2.2 Building Heights and Western Area	254-258
2.3 Building Interface and Setbacks	259-264
2.4 Community Area and ‘Village Green’	265-271

The Additional Matters and Investigations discussion is provided in **Attachment F**.

## 5.0 Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

The DPA has followed the agreed steps, but an approximate delay of 8 months in the overall timetable of 15 months up to anticipated submission of final draft DPA by Council has occurred due to:

- (a) the engagement of consultant assistance was delayed and complicated by needing to revise initial anticipated budget and re-call tender a second time;
- (b) the range of comprehensive traffic, service utilities and urban design investigations and reviews;
- (c) a series of progressive guidance meetings with the *Unley Development Strategy and Policy Committee* and Council to resolve the comprehensive engagement process and key policy directions;
- (d) extended preliminary community engagement and stakeholder ‘Design Lab’ workshop to enhance the policy development process;
- (e) preparation and production of comprehensive publication material, letter mail outs and drop-in forum displays.

## 6.0 CEO’s Certification

The consultation process has been conducted on the DPA prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO’s Certification provided in **Attachment D** (Schedule 4A Certificate).

A final amendment has been prepared in accord with the SCPA Report and the requirements of the Act and Regulations following consideration and adoption of any changes by Council. This is confirmed by the CEO’s Certification provided in **Attachment E** (Schedule 4B Certificate).

## 7.0 Summary of Recommended Changes following Consultation

The following is a summary of the amendments recommended to the draft Unley Central DPA for the *District Centre Zone*, more fully described in **Attachment F and G**, following consultation and in response to public submissions and/or agency/association comments. Final amendments, and those adopted by Council on 30 March 2017, are tracked to highlight text included or ~~excluded~~ from Version 1 to Version 2.

### **Building Heights and Western Area**

- 1 Prioritise heights in metres over indicative storeys and include under *Building Envelope* an additional principle, and edits in *Road Setbacks* principle, confirming maximum building heights as follows:
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25.5 metres (7 storey) south of Arthur Street;  
**OR**
    - ii ~~Option 2 Key Issue 2.2.6 for 39.5 metres (11 storey) north of Arthur Street and 32.5 metres (9 storey) south of Arthur Street;~~
    - iii ~~Option 3 Key Issue 2.2.6 for 39.5 metres (11 storey);~~

### **Eastern Community Area and 'Village Green'**

- 2 An additional objective be included, and clarification in the *Desired Character* statement and supporting principles, to:
  - a reinforce the retention and enhancement of existing ground level public open-space and open connections to street frontages and key pedestrian links;
  - b confirm the ground level Village Green is to be retained and enhanced, and potentially enlarged;
  - c Exclude residential development from the Community Area east of Unley Road to the south of Oxford Terrace (by altering Principle 4 Community Key Area and Concept Plan Map Connections and Key Areas legend for the Community Area, after 'with residential above' and 'residential' respectively, to add 'except south of Oxford Terrace')
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  - b ~~Option 2A Key Issue 2.4.6 (Prescriptive policy approach up to 5 storey):~~
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    - iii Concept Plan to include outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium rise development to Oxford Terrace frontage;**OR**
  - c **Option 2B Key Issue 2.4.6 (Prescriptive policy approach up to 3 storey):**
    - i with maximum building heights up to 11.5 metres (3 storey) along frontages to Oxford Terrace on north side and south side west of existing cottages (with 4.5 metres (1 storey) to eastern end and existing cottages on Oxford Terrace;

- ii rising from 4.5 metres (1 storey) adjacent to Edmund Street and Rugby Street frontages;
- iii *Concept Plan* to include approximate outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium-rise development to Oxford Terrace frontage and Unley Road;

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4 Revise *Setbacks from Road Frontages and Public Open Space*, principle 29 to ~~either~~.

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(2) Public open space;~~
- ~~iii provide for any variation of additional height above the maximum building height be setback twice the additional building height.~~

~~OR~~

b **Option 2 replace the table with principles** (c) (iii), (d), (e) and (f) incorporating envelope model intent and details to provide for:

- i Open-space minimum setback of 5 metres and building envelope of 55°;
- ii Residential street frontages minimum setback of 5 metres (except for Beech Avenue) and building envelope of 30° at 3.0 metres agl from the zone boundary (road centre-line);
- iii Commercial and community street frontages variable ground level podium façade setbacks and additional setbacks above to define lower desired facades, streetwalls above and recessed higher levels.

#### **Supporting Policy**

- 5 Inclusion in *Desired Character* statement that small allotments will need to be amalgamated to create sites of sufficient size, in the order of 35 metres street frontage ~~and 2,000 square metres site area~~ (DPTI requested technical edit), to allow for efficient and functional on-site vehicle parking, effective servicing and appropriate building envelopes, setbacks and design;
- 6 Revision of Principle 4 defining *Key Areas* into a table format to aid clarity of land use functions and scale of development, with inclusion of edits reinforcing the retention and enhancement of ground level public open spaces;
- 7 Inclusion under *Design and Appearance* of general good design principles from current Department of Planning Transport and Infrastructure (DPTI) Urban Corridor Zone policy review;
- 8 Refinement of policy wording for criteria for Category 2 public notification (excluding principle numbers as a technical amendment requested by DPTI);
- 9 Revision of *Zone*, *Policy Area* and *Concept Plan* maps to accord with technical mapping requirements of Department of Planning Transport and Infrastructure (DPTI), involving primarily a translation into a black and white format, and to reflect the amendments referred to above.

## Attachment A – Summary and Response to Public Submissions

Two hundred and ninety five (295) written submissions were received, 292 up to the end of 18 November 2016, and 3 additional late submissions which were able to be incorporated into the review.

#	Name	Submission summary	Response	DPA Amendment
1	A Franzen	<ul style="list-style-type: none"> <li>Strongly agree with all points. Believes area should be extended to Wattle Street</li> </ul>	<ul style="list-style-type: none"> <li>Unley Road to Wattle Street is located in a corridor zone which has many similarities to the DCZ</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
2	N Stott	<ul style="list-style-type: none"> <li>Strongly agree with all points. Density and taller buildings in Charles St when balanced with open spaces will allow progress. Substation and overhead powerlines should be removed to allow for a park.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Substation is not likely able to be removed as it is key to the whole area.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
3	N. Bond (Agent: Stevens Partners)	<ul style="list-style-type: none"> <li>Strongly agree with all points. Diversity and mixed uses will help create more sustainable community/economy as will focussing the local population. Taller buildings must be sympathetic in design and viable alternative transport options are necessary to avoid congestion.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA policies are designed to encourage the type of growth identified in the submission</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
4	Anonymous	<ul style="list-style-type: none"> <li>Agree / Disagree / Agree. Reply envelope should be included with letter.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
5	Anonymous	<ul style="list-style-type: none"> <li>Disagree / Strongly Disagree / Strongly Disagree. Jacaranda Trees in the streets of Unley are a delight and should not be replaced with risky and unattractive native species.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
6	J Golding	<ul style="list-style-type: none"> <li>Disagree: Does the 5-11 storey approval apply to suburban infill? What are the plans for the Village Green and open spaces? Who will fund this; ratepayers?</li> <li>Disagree: Higher buildings are not sympathetic to Unley. The increased height will result in a “canyon” along Unley Road.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Higher level developments are not encouraged outside of centre and corridor zones.</li> <li>The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly Disagree: there are no “changing needs” in this community and cycling infrastructure only assists those who commute through the city but live further out.</li> <li>This is better suited to life in 20-50 years.</li> </ul>	<p>proceed. Policy creates a framework for development. Council contribution would be associated with upgrades to public realm and infrastructure. The policies are designed to limit a “canyon” feel on Unley Road through the use of structured “building envelopes” through setback requirements.</p> <ul style="list-style-type: none"> <li>The policies put in place now will influence development in the long term and the needs of our future community. If there are more cyclists, there is less congestion; benefiting all.</li> <li>To provide for life in 20-50 years, the plans need to be laid now. It is not anticipated that the opportunities created in this DPA will be significantly acted on in a short or medium term.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
7	A Harty	<ul style="list-style-type: none"> <li>Agree: a mall / walkway would be beneficial and attractive</li> <li>Disagree: Heights of 5 storeys would be more appropriate to the Unley area</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>A main aim for the policy is sympathetic development. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development. It is still considered appropriate for development in the order of 11 storeys in some areas.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
8	D Rayner	<ul style="list-style-type: none"> <li>Strongly agree with all points. The centre of Unley is in a prime location and deserves to be refreshed to emphasise it as a residential and shopping/entertainment area. Unley Rd should be pedestrian only or have limited car access as an improved precinct won’t happen if Unley Rd continues as it is. Public transport needs to be a priority.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Transport issues are outside the scope of a DPA and are considered in a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
9	J Langley	<ul style="list-style-type: none"> <li>Strongly agree with all points. The area needs an uplift and it will be enhanced as a result of the proposed plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
10	S Herriot	<ul style="list-style-type: none"> <li>Strongly agree with all points.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
11	B Camilleri	<ul style="list-style-type: none"> <li>Strongly agree: A vibrant, easily accessed, attractive Unley is desirable with a mix of residential and commercial uses. Concerns over how the changes will personally impact residents and house values but see the need to increase development</li> <li>Agree</li> <li>Agree: public and alternative transport needs to be prioritised as do clear and comfortable pedestrian links and transport infrastructure needs to support the population</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
12	T Lenz	<ul style="list-style-type: none"> <li>Agree/Agree/Strongly Agree</li> <li>Waiting times to cross Unley Road need to be reduced as the times favour those commuting into the city rather than those who live in Unley.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted – out of the scope of a DPA, such an issue should be considered during development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
13	Anonymous	<ul style="list-style-type: none"> <li>Agree: attempt to maintain existing character while moving with the times and plan for alternate use of the landscape.</li> <li>Disagree: the plan does not address stress placed on old infrastructure as a result of higher density living and increased population</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Analysis of the infrastructure is an additional and important part of the DPA which is an assessment that occurs side by side with the development of a DPA.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
14	S Osborn	<ul style="list-style-type: none"> <li>Strongly agree with all points.</li> <li>Increase to pedestrian links is important for ease and health reasons.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
15	A Keig	<ul style="list-style-type: none"> <li>Strongly agree / Agree / Strongly Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
16	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree with all points. Disagree that “alternate transport” is feasible. Buses just need to run on time.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
17	M Pipinias	<ul style="list-style-type: none"> <li>Strongly agree with all points.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
18	T Thompson	<ul style="list-style-type: none"> <li>Strongly agree with all points.</li> <li>Unley Road needs modernisation with best practise town planning techniques to become a destination. High density is ok where appropriate, create plazas and a mixed use space where everyone can interact</li> <li>Unley road could have a tree-lined median strip with right-turn insets, bike lanes are dangerous on Unley Road and a tram should be encouraged.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
19	Anonymous	<ul style="list-style-type: none"> <li>Agree / Strongly disagree / Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No DPA amendment required.</li> </ul>
20	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree with all points</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required</li> </ul>
21	U Matson	<ul style="list-style-type: none"> <li>Strongly agree with all points.</li> <li>As a property owner this is supported</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
22	P Kuller	<ul style="list-style-type: none"> <li>Strongly disagree / Strongly disagree / strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
23	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree with all points</li> <li>Higher density is not Unley village style and should not have high rise next to Soldiers’ Memorial Gardens. Council is not to be trusted to do this sympathetically</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
24	J Mitchell	<ul style="list-style-type: none"> <li>Strongly disagree with all points</li> <li>High rise is not Unley village style and open space should not be depleted</li> <li>Council is not to be trusted to do this sympathetically or respect rate-payers' requests</li> <li>Who will pay for all of the transport options? Unley is well-served by public transport given its population</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> </ul> <p>The DPA does not propose the removal of open space.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
25	P Burton	<ul style="list-style-type: none"> <li>Agree- there could be improvements but be careful not to lose what is valued</li> <li>Disagree- positive experience for pedestrians is important but not if it means taller buildings as the density is not required and will cause overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. Setback policies are designed to minimise potential loss of amenity and over-shadowing. The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions it is proposed to reduce some building heights in some areas, with a reduction in the overall area being considered for high rise development. It is still considered appropriate to consider development in the order</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly Agree- pedestrian links between facilities is critical</li> </ul>	<p>of 11 storeys in some areas. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development. Heights greater than 3 storeys are considered appropriate in the Civic Precinct provided impacts are managed.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
26	T Burton	<ul style="list-style-type: none"> <li>Building over the Village Green is unacceptable. It is in constant use and is highly valued; making Unley Unique and allowing relaxation.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained or reconfigured as a ground level open space.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
27	J Hepple	<ul style="list-style-type: none"> <li>This will have wide benefits for Unley in keeping with what other cities have done to be successful. There is already plenty of green space.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
28	J Golding	<ul style="list-style-type: none"> <li>Taller buildings are not in keeping with Unley and will impact on the setting and existing character buildings.</li> <li>Will ratepayers be expected to pay for this?</li> </ul>	<ul style="list-style-type: none"> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Car parking is already of concern and it should not be forced to get worse. Please return Council energy to focus on quality of life rather than development</li> </ul>	<p>primarily be considered in the development of a traffic/transport strategy.                      Policies have been included in relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>Noted. Council is obliged to undertake statutory functions relating to the Development Act.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
29	N Farnworth	<ul style="list-style-type: none"> <li>Strongly disagree with all points</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
30	J Harris	<ul style="list-style-type: none"> <li>Building over the Village Green is unacceptable.</li> <li>The older homes in this area need to be cherished</li> <li>The amenity of the area will be lost with an 8 storey building</li> </ul>	<ul style="list-style-type: none"> <li>The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level open space.</li> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area.</li> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
31	E Cousins	<ul style="list-style-type: none"> <li>Strongly Disagree- wide diversity of use already exists. Higher densities is not needed. The central precinct is already well used.</li> <li>Strongly Disagree- overshadowing of Mornington Road is of concern and the amenity will still be impacted with the 30 degrees not stopping sky being blocked out. Council is not to be trusted to do this sympathetically</li> <li>Agree- while alternatives would be good, reduced car parking and increased bike parking will not encourage more people to come to Unley</li> <li>The last map in the brochure has no legend so is difficult to follow. “Enlivened streetscapes” is not definitive and could just mean graffiti.</li> <li>Also submitted email submission #275</li> </ul>	<ul style="list-style-type: none"> <li>The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
32	V Osborn	<ul style="list-style-type: none"> <li>Strongly disagree with all points.</li> <li>The attraction of Unley is its undeveloped nature.</li> <li>The changing needs will only be a result of this DPA.</li> <li>Unley is currently well-served</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
33	M Windsor	<ul style="list-style-type: none"> <li>Strongly Disagree- there is too much emphasis on making the centre an “economic heart” at the detriment to the community, residential and cultural aspects. Higher densities will affect quality of living for residents</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Currently no height limit. UCP works to establish height limit. Some reductions in building height are proposed in some areas within the District Centre Zone. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree- “building interfaces of more than two stories” will be difficult to “manage” to reduce loss of sunlight and impacts on amenity through the loss of gardens and trees and more traffic. Rooftop gardens do not compensate for the loss of greenery and the holistic benefits of ground level green spaces</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
34	Anonymous	<ul style="list-style-type: none"> <li>Strongly Agree / Strongly Agree / No Answer</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
35	N Walters	<ul style="list-style-type: none"> <li>Agree with all points</li> <li>While refreshing the look of Unley is welcomed; concerned that Unley will lose its unique appeal, history and quiriness. Some awkward features are distinctly Unley and need to be kept (like the Windmill)</li> <li>Tastefully blended buildings work best, not “modern monstrosities” that are high maintenance and incompatible with their context. Taller buildings become unimportant to pedestrians unless they trap sounds and fumes and become wind tunnels so they must be designed thoughtfully for use by the average person.</li> <li>Only agree if there is more close, free parking provided to allow people to visit the area and participate</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area.</li> <li>Noted. Currently no height limit. UCP works to establish height limit. Some reductions in building height are proposed in some areas within the District Centre Zone. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Concerned about the proposed modifications to the Soldiers’ Memorial Gardens as it would be disrespectful to profit on their sacrifice by commercialising the space.</li> </ul>	<p>rates and access.</p> <ul style="list-style-type: none"> <li>Noted. There is no intention to build over the Soldiers’ Memorial Garden, nor change its use.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
36	M Lawson	<ul style="list-style-type: none"> <li>Agree</li> <li>Agree: prefer up to 8 stories, not 11</li> <li>Agree</li> <li>Lived in Thomas St for 64 years and do not want to stop progress</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development. It is still considered appropriate for development in the order of 11 storeys in some areas.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
37	J Nairne	<ul style="list-style-type: none"> <li>Agree: subject to retaining the Unley Village theme. High density is not sympathetic to this theme</li> <li>Strongly Disagree: Medium density is more appropriate and allows better sharing of local amenities</li> <li>Disagree: where is the evidence that pedestrian links are difficult to use? High density will disrupt the amenity of the suburb and introduce man-made tunnels of potential risk to the community.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>Noted. DPA reflects State and Local strategies, including population growth. If not prepared by Council, then the DPA would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community’s voice.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Options for alternative transport does not account for more residents with more cars on already crowded arterial roads. The plan should be accompanied by a “tube” commuter link.</li> </ul>	<p>spaces. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
38	K Mason	<ul style="list-style-type: none"> <li>Disagree: building heights are too high. Village Green must be retained.</li> <li>Strongly disagree: pedestrians currently have adequate amenity. Heights proposed will never interface with surrounding buildings with more than visual impacts. Too many people with extra cars will have various adverse impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> </ul> <p>The DPA does not propose the removal of open space. The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level open space.</p> <ul style="list-style-type: none"> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Setback policies are designed to minimise potential impacts of taller buildings and maintain</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree: pedestrian links are potentially unnecessary if pedestrians are already comfortable. What transport options will handle more people?</li> </ul>	<p>the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
39	Z Nyiro	<ul style="list-style-type: none"> <li>Strongly disagree/ Strongly disagree / Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
40	D Harris	<ul style="list-style-type: none"> <li>Disagree with destroying Village Green for an 8 storey building. This development will negatively impact the amenity of the area for the residents and is better suited to the City of Adelaide.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level open space.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
41	Anonymous	<ul style="list-style-type: none"> <li>Support the introduction of trams on Unley Road</li> </ul>	<ul style="list-style-type: none"> <li>Noted, although outside the scope of a DPA. Transport options will be considered during development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
42	Anonymous	<ul style="list-style-type: none"> <li>Strongly agree: Don't believe in NIMBYism. Higher density in suburbs near the city is inevitable. Supportive of the plans so long as the feeling of space/community is maintained. All new buildings should have a fixed percentage of low cost/affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly agree</li> <li>Agree: Unley Rd is a strong north-south connection to the city- this will be under more pressure with a more pedestrian friendly zone and will then affect the other main roads nearby but it will not necessarily encourage more people to use the bus.</li> <li>Limiting parking spots for new residential 3-11 storey buildings is admirable. Off Unley Road there needs to be short-term car parking available and no parking on Unley Road, especially with a tram plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
43	M Jaunarajs	<ul style="list-style-type: none"> <li>Agree / Agree/ Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
44	Anonymous	<ul style="list-style-type: none"> <li>Strongly Disagree with all points</li> <li>It is a beautiful park and visited by many with many favourable attributes- why spoil this? There are no other taller buildings in the area so there can be no balance. What is wrong with what is already available? No high-rise buildings to be built on this area.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
45	M Sage	<ul style="list-style-type: none"> <li>Shocked at the thought to destroy the Village Green with an 8 storey building. There is strong objection to this as it will destroy the historic nature of the unique civic centre.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level open space.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
46	M & T Headland	<ul style="list-style-type: none"> <li>Agree: the right mix of stylish residential apartments with community diversity below like the East Terrace</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>precinct.</p> <ul style="list-style-type: none"> <li>Agree: to a concept of high standard design but</li> <li>good design would be to limit buildings to 5 storeys.</li> </ul> <ul style="list-style-type: none"> <li>Strongly agree: encourage safer access for bikes along Porter St</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
47	M & T Headland	<ul style="list-style-type: none"> <li>The Target complex is better suited to residential and commercial development than the Village Green. Car parking should be underground.</li> <li>Village Green to be kept to low rise development with a focus on community space. Closing Oxford Tce could encourage a community Hub. Village Green is too small to accommodate 8 storeys and would overshadow and detract from Oxford Tce and its community mix of uses.</li> <li>Old East End Market site is a good example of community mix in a quality development.</li> <li>Village Green development to be kept to 3 storeys.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently there is no height limit. UCP works to establish height limit.</li> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
48	P Beaton	<ul style="list-style-type: none"> <li>Agree</li> <li>Agree: Agree with the main road heights but strongly disagree with heights of Oxford Tce and similar streets as it will have a significant impact on the living environment</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently no height limit. UCP works to establish height limit. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly Agree</li> </ul>	<p>storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
49	Anonymous	<ul style="list-style-type: none"> <li>Agree / Disagree / Agree</li> <li>Where is the parking?</li> <li>Do not agree with buildings up to 11 storeys and it will be too congested. The area needs a facelift but not high density.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Currently no height limit. UCP works to establish height limit. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
50	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: Development should be limited to 2 stories as we need to focus on reducing densities. Concern that there is a lack of green and recreational space and cultural facilities</li> <li>Strongly disagree: taller buildings should be replaced with green space and planting fruits, vegetables and trees</li> <li>Strongly disagree: welcome better bicycle lanes and signage and more under-ground/off-road parking</li> <li>The area already is highly developed and lacks open space so further development is opposed. Improve the shopping centre with under-ground car parking and only one more storey and a more</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Currently no height limit. UCP works to establish height limit.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		diverse range of shops available.	to Attachment F of the SCPA report	
51	Anonymous	<ul style="list-style-type: none"> <li>▪ Disagree / Disagree / Agree</li> <li>▪ 5 storeys is too tall around the Village Green and it will block light</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Currently no height limit. UCP works to establish height limit. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>▪ Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> </ul>
52	G King	<ul style="list-style-type: none"> <li>▪ Disagree: money is better spent on refurbishing existing infrastructure</li> <li>▪ Disagree: these measures only cater to needs of developers and the state government by overcrowding sites</li>   <li>▪ Disagree: arterial roads are already at capacity</li>   <li>▪ Council should return focus on essentials like rubbish, roads and footpaths</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted. The DPA responds to the need for Unley's own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
53	R Chard	<ul style="list-style-type: none"> <li>▪ Disagree: Support revitalisation but not multi-level development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Agree: Support progress but do not support multi-level development with no height limit</li> <li>Agree: support improved amenity but not at the cost of multi-level development</li> </ul>	<ul style="list-style-type: none"> <li>Currently no height limit. UCP works to establish height limit.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
54	R Donaldson	<ul style="list-style-type: none"> <li>Council must 'hold its course' and not submit easily to state government.</li> <li>Provisions to increase population should not proceed until State Government advises a stance on transport so we know how these people will be transported.</li> <li>There needs to be more emphasis on providing open space to appropriately cater for more people in a built up environment</li> <li>Unley Road will become a wind tunnel. Maximum heights on Unley Road should be 3 storeys on the east and 5 storeys on the west.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access</li> <li>The DPA in conjunction with existing City Wide provisions encourage sustainable design and greening to be included in developments. Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level.</li> <li>Currently no height limit. UCP works to establish height limit.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
55	B Fotheringham	<ul style="list-style-type: none"> <li>Agree: the cultural aspect of Unley must be preserved including old residences on the Village Green</li> <li>Agree: preserve the residences</li> <li>Disagree: trams should not be on Unley Road</li> <li>The grouping of charity and community uses along</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		Edmund Ave is commendable as they help to retain the substantial dwellings.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
56	J Russell	<ul style="list-style-type: none"> <li>Agree / Strongly Agree / Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
57	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: leave the Village Green as it is</li> <li>Strongly disagree</li> <li>Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
58	N Manglaras	<ul style="list-style-type: none"> <li>Agree: community and residents must come first with their needs prioritised</li> <li>Strongly disagree: there must be a positive experience for residents/ratepayers before a positive experience for pedestrians. Building heights must be carefully dealt with especially when close to single storey residences.</li> <li>Strongly agree: maximising transport options has benefit</li> <li>This questionnaire is not a good form of consultation</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently no height limit. UCP works to establish height limit. Existing Council wide provisions relate to buildings at the interface of other zones.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
59	G Hudson	<ul style="list-style-type: none"> <li>Agree / Strongly Agree/ Strongly Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
60	F Campbell	<ul style="list-style-type: none"> <li>The Village Green must be retained as must the Soldiers Memorial Gardens. The two green spaces must not be combined into one and it is not appropriate that the Soldiers Memorial Gardens be renamed the Village Green. It is not appropriate that the Village Green be replaced by an 8 storey building. Strongly object to any proposals that result in the loss of significant public open spaces,</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Currently there is no height limit. UCP works to establish height limit.</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>amenity and icons.</p> <ul style="list-style-type: none"> <li>▪ The community life in Unley needs to be protected not subjected to development that will impact the village atmosphere.</li> <li>▪ Planners would be better deployed to designing improvements to current infrastructure and extensions to the historic buildings with energy generated from the windmill to power these structures.</li> <li>▪ The Village Green could be enhanced with free-to-use outdoor gym equipment, petanque piste and shade sails.</li> <li>▪ The feedback form is not enough to prompt meaningful response to the plans</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ The DPA, in conjunction with existing City Wide provisions, encourage sustainable design and greening to be included in developments.</li> <li>▪ Noted.</li> <li>▪ Noted. The Fact Sheet and brochure were intended to be used in conjunction with the feedback form used to receive comments back with phrases to prompt discussion.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
61	R Doepel	<ul style="list-style-type: none"> <li>▪ Agree with the DPA proposals. There is not enough vision for the future in Unley and Adelaide in general and too many NIMBY's.</li> <li>▪ Multi-storey, multi-purpose buildings should be encouraged the length of Unley Road.</li> <li>▪ We need more frequent bus services and ideally trams to meet future demand and reduce car demand. Bicycle paths need to be established to make roads safe and parked cars need to be removed</li> <li>▪ Unley Council needs to support progress</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
62	F Simone	<ul style="list-style-type: none"> <li>▪ Strongly Disagree: 11 storey multi-storey is out of character with Unley. Demolishing the character dwellings on the Village Green for multi-storey buildings are not appropriate and will create issues for traffic and overlooking</li> <li>▪ Strongly Disagree: totally out of character and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. Currently no height limit. UCP works to establish height limit.</li> <li>▪ The DPA does protect Heritage Listed items but it</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>unnecessary. This is a waste of Council time. There is no demand for this as was shown with the Cremorne Development</p> <ul style="list-style-type: none"> <li>Agree</li> </ul>	<p>cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
63	C Peters	<ul style="list-style-type: none"> <li>Agree</li> <li>Disagree: Buildings and streetscapes should be kept to no higher than 4 storeys. High rise should be kept to Greenhill and Cross Roads and Adelaide CBD. Unley's heritage and open space needs to be protected.</li> <li>Agree: bring the tram down Greenhill Road</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently no height limit. UCP works to establish height limit. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul> <p>Policies have been included in relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
64	C Bristow	<ul style="list-style-type: none"> <li>Disagree: it seems a strong probability that the Village Green could be replaced by tall buildings to house Council bureaucrats and hopefully not paid for by ratepayers.</li> <li>Disagree: all nice in theory but money will dictate the outcome.</li> <li>Agree: Unley Road is comparatively narrow so perhaps road widening could be included in the plans.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA supports the retention of the Village Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level open space.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
65	Anonymous	<ul style="list-style-type: none"> <li>Agree</li> <li>Agree: the 11 storey building is not acceptable though</li> <li>Agree: however the tramline on Unley Road would impact the ability of other forms of traffic to traverse the area and diminish the minimal amount of street parking for businesses.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently no height limit. UCP works to establish height limit.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul> <p>Policies have been included in relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
66	C Russell	<ul style="list-style-type: none"> <li>The planned 8 storey development is inappropriate and will destroy the nature of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Currently no height limit. UCP works to establish height limit. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, 11 storey buildings are still proposed on the western side of Unley Road and up to 8 storeys on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
67	M Donaldson	<ul style="list-style-type: none"> <li>Strongly disagree: The current density and building height rules of Unley is valued as it makes Unley unique and desirable. “No” to high-rise buildings.</li> <li>Strongly disagree: No taller buildings as they dominate the skyline, shade and devalue neighbouring properties and cause traffic and parking problems.</li> <li>Strongly Agree: great bike lanes exist. There should be a bike traffic light on Greenhill Rd.</li> <li>Want more parks, bike lanes, parks with fruit trees, community vegetable gardens. Consider why the community can’t access Unley Oval for 9/12<sup>th</sup>s of the year. Walking, playing and relaxing spaces are</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Currently no height limit. UCP works to establish height limit. Some reductions in building height are proposed in some areas within the District Centre Zone.</li> <li>Noted.</li> <li>Noted.</li> <li>Open space is important to The City of Unley. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		rare and this exclusion after work is a huge disappointment. Sturt needs to share the grounds with other users.	area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
68	K & J Smith	<ul style="list-style-type: none"> <li>Changes are necessary in the dynamic nature of urban living however we object to change for change's sake.</li> <li>Oppose extreme high rise development along Unley Road.</li> <li>Plan offers little to reduce the difficult parking and traffic issues and will only exacerbate problems.</li> <li>High-rise will create an intense micro-climate which will not be positive</li> <li>Height limits should be kept to 3 storeys on the East and 5 storeys on the West of Unley Rd</li> <li>It is contradictory to call the green space to the rear of the civic building a "Village Green" which is a term that has strong British ties, and then demolish the character dwellings on the Village Green. The villas should be incorporated into new building proposals.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Currently no height limit. UCP works to establish height limit.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul> <p>Policies have been included in relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, tall buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed)</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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			<p>has not been established.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
69	J Maley	<ul style="list-style-type: none"> <li>No building should be allowed to be more than five storeys in the Council area as they are difficult to service but also not aesthetically pleasing</li> <li>Paris limited building heights and is charming as a result</li> <li>High-rise buildings become the slums of the future when maintenance slips.</li> <li>New structures need to meet strict guidelines the ensure quality outcomes of architectural merit</li> <li>Increases to population must be accompanied by adequate free open spaces set back from other buildings.</li> <li>New high-rise must not be able to overlook existing residential streets.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Currently there is no height limit which is something this DPA works to alter but introducing height limits. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, tall buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
70	C Tilt	<ul style="list-style-type: none"> <li>Agree: the area should be invigorated yet 11 storey buildings are too high in the currently low scale Unley. 5 storeys is high enough.</li> <li>Agree: Balance is good and would be needed for 5 storeys. 11 is too tall</li> <li>Strongly Agree: excellent idea</li> <li>Some development in the area would be good for the community but high-rise 11 storeys is too tall. Encouraging retirement living options is needed as the aging population means this will be needed. This could be located in the empty allotment between Mary St and Arthur St.</li> </ul>	<ul style="list-style-type: none"> <li>Currently there is no height limit which is something this DPA works to alter but introducing height limits. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
71	J & E Lesses	<ul style="list-style-type: none"> <li>Agree: we need to have change that is compatible with the inner city living and business activity. We don't want a CBD chokehold during peak hours.</li> <li>Strongly Disagree: oppose 11 storeys which is 33m high on Unley Road. This will create a grotesque streetscape for Unley's "High St" and affect amenity. The housing density will escalate beyond capacity</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side.</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>of narrow streets.</p> <ul style="list-style-type: none"> <li>Strongly Agree: we have existing issues with through traffic on Austell and Arthur Streets. Need better signage to stop 'rat runners'</li> </ul>	<p>Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
72	Duke Group	<ul style="list-style-type: none"> <li>Duke Group has a current approval for the façade upgrade of the Unley Road property and signage with work to commence in early 2017</li> <li>Duke Group is conscious of the economic climate that impacts small businesses. Tenants continue to need support and have limited capacity to deal with disruption associated with major redevelopment.</li> <li>In a low-growth context, the following comments are made:</li> <li>The policies in the proposed DPA are aspirational in nature and highly influenced by prevailing market conditions</li> <li>Policy changes in the DPA are supported and over time will provide a more robust form of urban development to meet the needs and aspirations of the community</li> <li>The policy changes may provide significant economic opportunities for land owners</li> <li>It is recommended that these policy changes / opportunities may not be taken up in the short or medium term and that proposals for more 'routine' upgrade are not resisted in the interim or marked down on the basis of not achieving an ultimate development potential for the site as determined by the Development Plan</li> <li>Previous urban design studies and master plans advocated the merits of a built form edge to Unley Road street frontage whereas this DPA proposes a 5 metre setback.</li> <li>This 5 metre setback presents a potentially unproductive space that is uncharacteristic of the urban form along Unley Road and its purpose is not sufficiently clear in regards to its urban design</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>purpose or function.</p> <ul style="list-style-type: none"> <li>▪ Council is encouraged to lobby State Government for traffic calming to Unley Road for safety and comfort of a space that, without calming will be inhospitable</li> <li>▪ A hard built from edge with “people spaces” behind may provide the necessary buffer for people to Unley Road if it is to continue as a major arterial road</li> </ul>		
73	P Neuhaus	<ul style="list-style-type: none"> <li>▪ Communicating with Unley Council has become a waste of time as it is no longer controlled by the Mayor or Elected Members, rather bureaucrats and developers who care little for what the ratepayers think</li> <li>▪ Planners and developers must remember two important aspects: scale and continuity- for great cities</li> <li>▪ The DPA will result in two high rises in amongst lower height traditional buildings but this is many years away so there must be an incremental approach</li> <li>▪ The plans provide more for those in the towers than those who must look at them</li> <li>▪ Focus should be set on developing Greenhill Road and the west side of Unley Road in the Central Precinct.</li> <li>▪ The appetite for high rise does not seem to exist yet</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
74	D Shields	<ul style="list-style-type: none"> <li>▪ One way traffic on Oxford Tce is concerning as it overlooks traffic bound west to access Unley Road.</li> <li>▪ The traffic lights provide the only really safe option to access Unley Road and losing this light would impact residents as well</li> <li>▪ Making it difficult for vehicle owners will not rid the suburb of traffic</li> <li>▪ Vehicles need sensible movement options</li> <li>▪ Please do not turn this area into even more of a parking lot</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
75	P Wundersitz	<ul style="list-style-type: none"> <li>▪ Agree: Please retain belt of trees on Morningson Rd</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is</li> </ul>

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		<p>as there is intense bird activity here</p> <ul style="list-style-type: none"> <li>Agree: The shading of PV panels is of concern and needs to be factored into new developments.</li> <li>Sustainable design principles need to be followed for water collection within the building, sun shading to the west, double glazing and green walls/roofs/courtyards of new buildings</li> <li>Strongly Agree</li> <li>Disturbed by loss of big trees in suburban infill. We need more vegetative cover to mitigate global warming effects and more food-producing trees for non-human and human species is essential</li> </ul>	<ul style="list-style-type: none"> <li>The DPA in conjunction with existing City Wide provisions encourage sustainable design and greening to be included in developments.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>required.</p>
76	T Nash	<ul style="list-style-type: none"> <li>Agree</li> <li>Strongly disagree: object to anything exceeding 3 storeys.</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is required.</li> </ul>
77	Anonymous	<ul style="list-style-type: none"> <li>Support the reinvigoration of the DCz within parameters</li> <li>The Zone should be defined by street boundaries</li> <li>Higher density living needs to be carefully managed in regards to transport issues and preservation of the streetscape</li> <li>Agree: new developments must be of high design standard but 11 storeys in an urban area is ridiculous. Buildings should be kept to 5 storeys maximum and it's unlikely that there is demand for such heights</li> <li>11 storeys is appropriate in the CDB, not Unley</li> <li>We should learn from the mistakes of Melbourne where many apartments sit unsold</li> <li>Strongly Agree: it is crucial that the public are encouraged to use public transport as well as walking and cycling with the latter also helping with general health and well being.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The Zone boundary is considered appropriate as outlined in the DPA as any extensions as proposed would not be likely to be effective due to multiple ownership &amp; small sites.</li> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village</li> </ul>	<ul style="list-style-type: none"> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Support setbacks from the street to maintain openness and amenity for adjoining properties and pedestrians</li> <li>Strongly oppose the removal of the historic houses on the Village Green and any high rise buildings in this area as it is valuable green space</li> <li>Oppose high rise in the civic precinct. 7 storeys on the west and 3 on the east of Unley Rd is appropriate</li> </ul>	<p>Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</p> <ul style="list-style-type: none"> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
78	C Beasley	<ul style="list-style-type: none"> <li>Disagree: The question is difficult to respond to.</li> <li>Do support some higher density to enable wider diversity of community but not a significant increase in density on a wide scale or accompanied by increases in height of built forms</li> <li>Strongly disagree: This question is also confusing. The issue is that buildings can be too tall.</li> <li>Strongly agree</li> <li>Opposed to the massive increase in heights of the buildings put forward in the DPA plans. I do support shifts in density to broaden access to greater diversity in our community and alternative transport options</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
79	Anonymous	<ul style="list-style-type: none"> <li>Agree: with intent of the DPA however 11 storeys is too tall (6-7 is more in keeping with Unley's identity) Concerned what impact high density will have on essential infrastructure, traffic and roads so need more information on this</li> <li>Agree: clever design and smart activation of lower levels will be essential to ensure people can connect with higher density buildings in this area-not convinced the DPA currently provides for this</li> <li>Strongly agree: strong focus on pedestrian access should be commended. Unley road currently is not a safe bike route but safe crossings and bike storage is supported</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>Traffic and access issues are being taken into consideration in a wider traffic management study being undertaken as a separate project.</li> <li>For further discussion on these topics, please refer</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>With higher density, concerns over traffic are strong. With major access points being moved to side roads rather than Unley Road, these roads and infrastructure will be placed under significant pressure.</li> <li>Not convinced these areas can cope with 11 storey development</li> <li>Character and charm of Unley is its low level of “height” density and often its higher level of “vertical” density compared to other suburbs. While 11 storeys could perhaps technically be accommodated, any higher density developments need careful design to ensure they add to the character rather than detract from it.</li> <li>Those who assess the developments (CDAP or DAC) need to make sure they have appropriate tools to ensure they can assess good design and not sure the current DPA provides for this.</li> </ul>	to Attachment F of the SCPA report	
80	V Elovaris	<ul style="list-style-type: none"> <li>Strongly disagree: this proposal will achieve exactly the opposite of reinvigoration and a central heart of Unley. Adding high buildings goes against any community spirit and the stylish nature of the suburb.</li> <li>The cultural heart of any place is the people, not high densities.</li> <li>Diversity: yes but no to increased traffic, noise and less green</li> <li>Strongly disagree: it is likely that tall buildings will be out of date and ugly within 5 years. Apartment living is not community spirited as people live in isolation.</li> <li>Agree: support alternative transport but it is not clear what is being proposed in regards to this. The new plans will increase traffic, pollution and destroy one of the few green areas Unley has.</li> <li>Leave apartments for the CBD to keep Unley unique and beautiful and maintain its character.</li> <li>Need to invest in historic/traditional buildings and maintain the green areas.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Traffic and access issues are being taken into consideration in a wider traffic management study being undertaken as a separate project.</li> <li>Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered. However, taller buildings are still proposed on the western side of Unley Road and lesser on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>Existing Development Plan provisions apply to support the retention of heritage places. Not all buildings around the village green are identified as heritage places in the Development Plan, but there are no plans for either the demolition or retention of the cottages.</li> <li>The DPA supports the retention of the Village</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Unley already has parking and pollution issues so the Council needs to be more visionary for better lifestyles rather than offering residents more cars, noise, cement blocks and less green areas.</li> </ul>	<p>Green. The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 1 storey to 8 storeys. However, this will be further clarified.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
81	M Pfahl	<ul style="list-style-type: none"> <li>Disagree: some form of reinvigoration is required but not to the extent proposed. Higher population density in taller buildings is not the answer (see qu2). The façade and front carpark of the shopping centre do need upgrading and, being the main hub, it is pointless reinvigorating without starting there first.</li> <li>Strongly disagree: taller buildings should not be part of Unley Central Precinct as it goes completely against the character and unique historic Unley area which are all 2 storey. Taller buildings should be kept to the CBD.</li> <li>The 11 storey complex on Greenhill/Fullarton roads is an eyesore so surely Unley Council would object to such a building here. Modern apartments are built cheaply and age quickly and there is a current glut of apartments in Adelaide.</li> <li>Unley should set itself apart from Bowden, Glenside and the city by offering sleek and well-designed town houses instead of apartments with gardens and buildings capped at 2-3 storeys made of quality materials. This would be a draw card for community as apartments in tall buildings are likely to be bought for investment purposes and tenants are less likely to engage in community and take an interest in the upkeep of the complexes.</li> <li>Agree: pedestrian links are appropriate and the use of no through roads with pedestrian links work very well. Unley Road maintains a barrier for alternative transport options and as such it is even less advised to add more population right next to it.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted.</li> <li>Noted. The DPA is a public policy instrument. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<ul style="list-style-type: none"> <li>All residents spoken to are overwhelmingly opposed to tall high density dwellings in Unley central Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>impacts and loss of amenity.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
82	J Zollo	<ul style="list-style-type: none"> <li>I am not opposed to progress. I spend a lot of time in Melbourne and see how the inner suburbs have had to accommodate redevelopment including taller buildings. As long as it is done with thought and careful planning, such development could make Unley a vibrant and exciting place.</li> <li>Implacably opposed to development on the Village Green as it is a social hub with numerous and varied uses acting as a refuge in a suburb that has woefully low levels of green space.</li> <li>Concerns over 8 storeys in the Village Green and that it may be replaced with only green walls or roof gardens which are not an equal replacement to ground level space.</li> <li>Notions of a building going into the Village Green will likely be met with picketing and marches in the streets.</li> <li>Please do not build on the Village Green</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
83	N Bensimon	<ul style="list-style-type: none"> <li>11 storeys is unacceptable</li> <li>The whole flavour of Unley would change from spacious family-friendly to inner-city with the parking and high-density population these conditions would bring.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and</li> </ul>

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		<ul style="list-style-type: none"> <li>Will those poor residents abutting these sites be given a reduced rate or will they just have to deal with overlooking?</li> </ul>	<p>this DPA to reality.</p> <ul style="list-style-type: none"> <li>There are no provisions for compensation included in the DPA process. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>associated policy is proposed to reflect reduced building heights in some areas.</p>
84	S Cantor	<ul style="list-style-type: none"> <li>Agree: it is important to keep reviewing current infrastructure as needs in the community change but it is important that future changes reflect the community views and support if it is to be embraced</li> <li>Strongly disagree: coming from the UK I am not opposed to multi-height buildings and a mix of residential and commercial uses however I question the need to go to 11 storeys on Unley Road and 8 storeys on the Village Green given the vast majority of buildings surrounding are single storey.</li> <li>6 storeys on Unley Rd and 3 on other sites like the Village Green is more appropriate.</li> <li>Where will better roads, parking etc come from to support increased population?</li> <li>Agree: absolutely support broadening transport options and promoting more pedestrian/cycling access</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
85	Adelaide Potters Club	<ul style="list-style-type: none"> <li>Disagree: Reinvigorating the area is supported but not with multi-level buildings. It should be by making parking more accessible, mixing the types of businesses in the area and encouraging use of the area outside peak times</li> <li>Multi-level buildings will drastically change the</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Heritage protection and sympathetic design for</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

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		<p>landscape and impact the unique charm of Unley</p> <ul style="list-style-type: none"> <li>▪ The current environment should be enhanced not destroyed or changed beyond recognition</li> <li>▪ Strongly disagree: development of taller buildings would be a huge mistake and lose the current charm of the precinct and pleasant environment permanently. Unley would look like every other newly developed place, without soul. The current ambience is appreciated as a place that is not surrounded by tall buildings. Pursuing multi-level buildings benefits investors only against the charm and uniqueness of current Unley.</li> <li>▪ Strongly agree: a balance of transport options would definitely encourage more people in the community to use the precinct as a first option. Pedestrian links would be a great improvement, as would better public transport options and increased parking spaces for private vehicles.</li> <li>▪ Love being based in Unley and would be sorry to see the current ambience destroyed by tall buildings. Heritage buildings should be properly protected and any new developments should complement the current look, not compete or overpower it. Multi-level buildings cannot be designed to sit comfortably next to heritage buildings in concentration.</li> </ul>	<p>Unley of a high quality are fundamental in the DPA. The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area.</p> <ul style="list-style-type: none"> <li>▪ The DPA in conjunction with existing City Wide provisions encourage sustainable design and greening to be included in developments.</li> <li>▪ Noted.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>▪ The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Mornington House is a listed item and as such the building and its setting are protected.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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86	H Bradley	<ul style="list-style-type: none"> <li>Agree / Agree / Agree</li> <li>Utilising high rise is preferable to utilising green areas for the higher density living. Every city in the world does it.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
87	M Scott	<ul style="list-style-type: none"> <li>Agree with FOCUS's message that what the Council suggests is wrong. Why change something we love?</li> <li>Want to: retain the Village Green and Villas, No high rise in the Civic Precinct, 7 storeys on west side Unley Rd, 3 Storeys on east side Unley Rd, Adequate setbacks, Development zones defined by streets</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA responds to the need for Unley's own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The Zone boundary is considered appropriate as outlined in the DPA as any extensions as proposed would not be likely to be effective due to multiple ownership &amp; small sites.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>
88	B Royal	<ul style="list-style-type: none"> <li>Retain the Village Green and Villas, No high rise in</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative</li> </ul>

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		<p>the Civic Precinct, height limits on Unley Rd: 3 Storeys on east side Unley Rd, Adequate setbacks, Development zones defined by streets, impose 30-degree angle for all planned buildings</p> <ul style="list-style-type: none"> <li>▪ 3-5 storeys might be acceptable but the Town Hall area should not be touched</li> <li>▪</li> <li>▪ Regarding article “Proposal to be car free” from the Advertiser (date not taken): this should only happen from Opey to Park/Mitchell Streets so that all off street parking can be accessed which is important</li> <li>▪ Regarding the artist impression of the Civic Centre Complex showing the Town Hall building: What are you thinking?</li> </ul>	<p>some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</p> <ul style="list-style-type: none"> <li>▪ The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate</li> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>▪ The DPA is a public policy instrument. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</p> <ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
89	A James	<ul style="list-style-type: none"> <li>▪ Strongly agree: increased housing options are critical to allow more people to make use of the excellent retail, civic and recreational facilities available in this part of Unley. Extra residents will in turn drive greater provision of retail and transport options.</li> <li>▪ Strongly agree: improving the experience for both pedestrians and cyclists will make it more desirable to leave the car at home to minimise traffic impacts of residents and shoppers. It also encourages</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height</li> </ul>



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		<p>people to linger longer in the area and less need to travel out of the area for shopping or recreation.</p> <ul style="list-style-type: none"> <li>Strongly agree: improving public transport and alternative transport options is critical to returning Unley Road’s amenity.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p>
90	A Hargreaves	<ul style="list-style-type: none"> <li>Disagree with the proposed development:                             <ul style="list-style-type: none"> <li>as buildings exceeding two storeys are invasive to residents and Unley’s village appeal and it creates overlooking</li> <li>as it will create noise and light pollution to residents and animosity and disunity in the community as a result. It will create pollution and dust on mass to the area.</li> <li>as it will create traffic problems with more population and there will be road safety issues. It will create parking issues as people in apartments have guests which will put pressure on the already stressed streets to provide parking for these people</li> <li>as it will erode the village feel of Unley including the charming old shops, the Village Greens and unique feeling in the area. Council should embrace its history and plan to protect the built heritage rather than continuing to decimate them</li> <li>as it causes a strain on local services due to the population increase</li> <li>as it reduces people’s ability to interact with the street and each other as eye-level interaction is key to a city’s success. People living above three floors are unlikely to interact with community. These people are also more likely to suffer greater mental health issues.</li> <li>As it makes no visual sense at pedestrian level when built too tall making pedestrians feel isolated</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted. Nuisance during construction is addressed by EPA policies which are enforced if deemed necessary.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA. The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area.</li> <li>Noted.</li> <li>Noted. The DPA is a public policy instrument. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

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		<p>and dehumanised.</p> <ul style="list-style-type: none"> <li>as it limits human interaction and restricts people’s access to private gardens and other open spaces to relax and play to ensure happy communities. High density apartments create a mass of concrete and glass which traps heat and affects the temperature of the local environment. In addition to this, flooding is a risk as runoff cannot seep into the earth fast enough. Gardens and Village Greens help with these issues.</li> <li>Unley Council is rushing this DPA through without public consultation and consideration of heritage and history to meet the State Government requirements of the 30 Year Plan. Rate payers appear to be impacted at any cost which is not correct. Council should be standing up for rate payers or shoppers of Unley.it is failing in all areas to meet peoples’ desire to preserve the Unley we love with this nonsensical plan.</li> </ul>	<p>Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</p> <ul style="list-style-type: none"> <li>Council is committed to providing and maintaining public open space. Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level. In addition to this, the city-wide provisions for energy efficiency, water sensitive design etc are applicable to all developments in the City of Unley</li> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
91	J Schulz	<ul style="list-style-type: none"> <li>Strongly agree with all three points</li> <li>FOCUS: this flier was misleading and unnecessarily provocative. They do not represent all community of Unley.</li> <li>YourSay: the survey on the website was limiting and of little merit. It sought feedback on the intent of the DPA, rather than the means of achieving it.</li> <li>UCP DPA: I support the objectives of the DPA and densification as a means to achieve it</li> <li>I do not support 11 storeys. I support a ‘standard’ limit of 5 storeys with an added height of up to 7-8 storeys if design/environmental qualities are achieved. It needs strong and well-worded policy akin to the ACC (design quality) DPA.</li> <li>I support the potential loss of the Oxford St Villas as</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted.</li> <li>Noted</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<p>a means of activating this important axis and suspect future generations will be thankful. Important Heritage places on Edmund must remain such as the fire station.</p> <ul style="list-style-type: none"> <li>I support densification around the Village Green and recommend increasing this public open space.</li> <li>I am sceptical of TCL’s traffic management recommendations for Unley Road. The intent and ambition is admirable but fails to recognise factors outside of the project’s control. Broader design with DPTI is needed.</li> <li>Images used in these projects need to be carefully chosen so as to not raise expectations or cloud important issues</li> <li>Don’t fear change, fear those who argue against it. The role of Elected Members is to make hard decisions for the future custodians of our community.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
92	V Wood & C Westell	<ul style="list-style-type: none"> <li>UCP serves as a hub for local community and it should continue as such. Efforts to improve the vitality and amenity are encouraged. As Unley residents for 20+ years we are enjoying the re-emergence of the “high street” feel in the precinct. Town Hall, Library and Village Green are essential elements to this aesthetic with the cottages providing a quintessential slice of Unley right at the heart of the community.</li> <li>Aspects of the proposed development would have detrimental impacts on the aesthetics and amenity of the precinct.</li> <li>There will be major traffic issues associated with a significant population increase. Directing traffic to side streets is not welcome and is counter to</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate</li> <li>The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area. Setback tools are used to limit potential impacts associated with taller buildings.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>Principle 23.</p> <ul style="list-style-type: none"> <li>▪ 11 Storey buildings will dominate local vistas and create a stark backdrop. It is inappropriate for the location. Regardless of the 30 degree principle, 11 storey development will not achieve Objective 6 of the DPA, being a transition in scale and intensity at the zone boundary to maintain the amenity of residential properties within adjoining zones.</li> <li>▪ Objective 2 of the DPA, that states development is to be visually and functionally cohesive and integrated with the district centre, should extend to a development that is visually and functionally cohesive and integrated with the district centre and <i>its surrounding community</i>. 11 storeys would force the development to be distinct rather than cohesive.</li> <li>▪ Most ‘contemporary architecture’ at the moment around Adelaide is uninspiring and there is real risk that without careful consideration the development here in Unley Central will be simply generic and the Unley character will be ignored and ultimately devalued</li> <li>▪ FORM AND CHARACTER: we welcome the opportunity for development on the western side of Unley Road though not to 11 storeys. The initial focus of development should be on this area as a testing ground for the policy and for community’s response.</li> <li>▪ Any development should retain and improve the high street feel and aesthetic. Any development should retain and recognise the Council and Village Green and cottages, as a heritage precinct in its entirety as the non-heritage listed items offer undeniable contributory values to this area.</li> <li>▪ The retention and improvement of the open space is essential and we encourage better linkages and use</li> </ul>	<p>traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</p> <ul style="list-style-type: none"> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Noted. Objective 2 relates to development within the centre zone. Objective 6 relates to development at the edges of the centre zone to ensure an appropriate transition between building heights in the centre of the zone down to lower heights in closer proximity to the surrounding residential zones.</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Noted. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>▪ Noted. Many of the cottages on the Village Green are not Heritage listed, however, there are no</li> </ul>	

#	Name	Submission summary	Response	DPA Amendment
		of the Village Green. The option to refunction rather than demolish the surrounding buildings and integrate these into the green should be considered.	plans for either the demolition or retention of the cottages. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
93	Forrest	<ul style="list-style-type: none"> <li>Strongly disagree: traffic congestion would worsen and the village feel would be lost with higher density development. Building heights should be reduced to 5 storeys on the west and 3 storeys on the east.</li> <li>Agree: preserve the heritage facades at minimum as this is what give Unley its charm.</li> <li>Disagree: no trams or sky-rails as these would cause congestion. Wider pedestrian paths would be beneficial</li> </ul>	<ul style="list-style-type: none"> <li>The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area. Setback tools are used to limit potential impacts associated with taller buildings. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
94	Anonymous	<ul style="list-style-type: none"> <li>Disagree</li> <li>No Answer: this is a “gift” to property developers and has the potential to make the precinct look like another modernisation project with no long term value of local or historic character. Little attention seems to be given to maintaining an atmosphere of charm- modern and trendy is short sighted.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area. Setback tools are used to limit potential impacts associated with taller buildings. The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Agree: agree with the aim but reality is that Adelaide people INSIST on owning cars and such developments under-plan for this, furthering the bottlenecks on local streets.</li> </ul>	<p>Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</p> <ul style="list-style-type: none"> <li>Noted. Traffic and transport investigations continue.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
95	Anonymous	<ul style="list-style-type: none"> <li>Disagree: planned building heights are out of character with Unley and will overshadow surrounding area. 4 storeys should be maximum height</li> <li>Disagree: agree with increased pedestrian areas but disagree with tall buildings</li> <li>Strongly agree: improved bike lanes and safety areas for pedestrians and improved public transport including safe and sheltered pick up hubs are essential.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Noted. Traffic and transport investigations continue.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
96	R Ferris	<ul style="list-style-type: none"> <li>Strongly disagree: do not agree that higher density needs to be in Unley. There are already traffic issues, particularly on Wattle St and Unley Rd and this would be increased with other entry points to Unley Rd being blocked off.</li> <li>Strongly disagree: there is no place for tall buildings in residential suburbs, they belong in the CBD or industrial areas</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree: pedestrian traffic is not a problem, vehicle traffic is and will only get worse under this model</li> <li>There are many more issues that Council should be addressing rather than ivory towers at the expense of ratepayers.</li> </ul>	<p>residents.</p> <ul style="list-style-type: none"> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>some areas.</p>
97	J Horton	<ul style="list-style-type: none"> <li>Ratepayer of 40 years.</li> <li>Distressed by this plan. Community feel of Unley is being sacrificed to inappropriate development, resulting in increased rates and reduced character. My property is likely to be seriously devalued by a planned monstrosity on the block abutting my back fence and Unley road will be undermined by inappropriate building.</li> <li>11 storeys is inappropriate</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Property value / rates is a complex topic with many variables associated and impacts that are experienced on an individual basis. The DPA is a public policy instrument that is not directly related to values. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments nor the values associated.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ The prospect of further shops and entertainment in the area seems short sighted in the face of the closed businesses and empty shops.</li> <li>▪ The prospect of Unley Road becoming busier does little to support this plan</li> <li>▪ The charm of the Village Green and the removal of the character dwellings further affects Unley’s character. This whole plan undermines the village atmosphere. I support development that is in empathy with its surroundings. Once development is done, it is hard to undo (like Julia Farr)</li> <li>▪ I have been constantly disappointed by the attitudes of some Councillors over the last few years.</li> <li>▪ This proposal is unsuitable for this area</li> </ul>	<p>appropriate for such development in some areas.</p> <ul style="list-style-type: none"> <li>▪ The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>▪ The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>▪ Noted.</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
98	Anonymous	<ul style="list-style-type: none"> <li>▪ Strongly disagree: this proposal would destroy the historical, cultural, social factors, aesthetics of the area. The heart would come out of Unley Central which has a height that is appropriate for our population. There are too many big ideas with too</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>few buyers. This would compete with Adelaide which is unnecessary. We do not need a second city centre. Unley is beautiful as it is. No ratepayer dollars into proposals of this nature. It would be an unnecessary and disruptive negative change.</p> <ul style="list-style-type: none"> <li>▪ Strongly disagree: high rise is unnecessary, ugly and oppressive. There should be no change in this historic area. The buildings should be kept and renovated as they are as tourist destinations that are unimpeded by high rise buildings. This is a no to new high rise. 2 storeys is enough. The proposed apartments do not have carparks. People will not buy them. Every middle/upper class person wants a car and does not want to be restricted to public transport. This proposal looks more like it is to get more rates for Unley Council and money for developers. We are a suburb of families and business people with friendly spaces. Apartments have social repercussions where people are not friendly to each other. The building process is disruptive and homes near each other are affected.</li> <li>▪ Disagree: trees need to remain on walkways and while it may impact on disability access, for a small percentage of the population, it is not worth the loss of trees.</li> <li>▪ Disappointed that Unley Council is even proposing this development. It looks greedy, Council-centric and not community-centric and just to support developers. We do not have the population to validate this proposal.</li> </ul>	<p>siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate</p> <ul style="list-style-type: none"> <li>▪ Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality. Nuisance during construction is addressed by EPA policies which are enforced if deemed necessary.</li> <li>▪ Noted. The DPA in conjunction with existing City Wide provisions encourage sustainable design and greening to be included in developments. Dignified and equitable access is of fundamental importance to The City of Unley which is committed to providing for all of our citizens including, but not limited to the elderly, families with prams, the vision impaired and those with wheelchairs. Trees and equitable access are not mutually exclusive and we endeavour to accommodate both in our environments.</li> <li>▪ Noted. The DPA responds to the need for Unley's own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting</li> </ul>	<p>reconfigured equivalent as ground level open space.</p> <ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
99	T Chaplin	<ul style="list-style-type: none"> <li>Disagree: support re-invigoration but not higher densities or multi-storey buildings</li> <li>Strongly disagree: an 8 storey building does not provide a positive environment for pedestrians. 8 or even 5 storeys in a historical and residential area is inappropriate. Where the oval has been overtaken for football, families need an alternative so to build on this proposed area beggars belief.</li> <li>Agree: providing this means bike paths and footpaths not monstrous buildings, regardless of how well they are designed.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
100	V & M Schultz	<ul style="list-style-type: none"> <li>Strong rejection and objection to the proposed development of apartments and any other changes to the Village Green. The cottages provide charming streetscape and accommodation of community services. This is a unique, iconic and historic part of Unley and surrounds.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			as appropriate ▪ For further discussion on these topics, please refer to Attachment F of the SCPA report	
101	J Broom	<ul style="list-style-type: none"> <li>▪ Strongly disagree: totally opposed to high rise in the DCz except to redevelop the Unley shopping centre.</li> <li>▪ Strongly disagree: opposed to high rise near residential areas due to lack of privacy, loss of charm and the feel of Unley. It would no longer be the city of villages. Council has trouble now maintaining footpaths, let alone with increased traffic in the future.</li> <li>▪ Agree: totally opposed to trams but better traffic management and increased bus services would help.</li> <li>▪ Totally opposed to high rise on the Village Green. High rise should be kept to the western side of Unley road where it has less impact on residences. The current problems should be fixed first instead of moving on to changing this city.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>▪ Noted. Traffic and transport investigations continue.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
102	D Strain	<ul style="list-style-type: none"> <li>▪ Strongly agree: this provides great potential benefit for the community and is a leadership initiative of Council. There is much still needed to be considered so please continue with investigations.</li> <li>▪ Strongly agree: all about smart design not the imposition of clumsy restrictions eg: height. The proposal must continue to be progressed.</li> <li>▪ Strongly agree: this must be forward-looking</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
103	L Hu	<ul style="list-style-type: none"> <li>▪ All building heights to 5 storeys only, with commercial use only- no residential apartments.</li> </ul>	<ul style="list-style-type: none"> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for</li> </ul>	<ul style="list-style-type: none"> <li>▪ No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>The Kindergarten must remain as it has huge value and is high quality education and a pillar of the community.</li> </ul>	<ul style="list-style-type: none"> <li>high rise development but it is still considered appropriate for such development in some areas.</li> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
104	L Tong	<ul style="list-style-type: none"> <li>All building heights to 5 storeys only, with commercial use only- no residential apartments.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
105	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: 8 stories on the Village Green goes against the character of the area.</li> <li>Strongly disagree</li> <li>Agree</li> <li>Please don't ruin the character of this area</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
106		<ul style="list-style-type: none"> <li>Disagree: providing residences will not create a community. The library is always a thriving hub of activity and connection. It needs to be confirmed that the library will remain as removing it from its current location would detract from the cultural heart of the region.</li> <li>Strongly disagree: 11 storeys is too dramatic for the existing residential surroundings. While there are setbacks for the taller levels for openness, 11storeys is still very high and will be imposing for nearby neighbours. 4 storeys is better for that area.</li> <li>Agree: Unley road already struggles with the traffic so to encourage alternative modes is good. Unley is already a very walk-friendly precinct. Many homes have 2 cars yet do not make use of their off-street</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. Community facilities are considered envisaged uses in this zone and there is no desire to move the library.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>parks which adds to congestion.</p> <ul style="list-style-type: none"> <li>Overall I think the proposal will destroy the village charm of Unley. Other locations should be investigated such as the 8-10 Unley Rd precinct near Greenhill Rd which is under-utilised near commercial areas that would be less impacted.</li> </ul>	<p>investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</p> <ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
107	V Laughton	<ul style="list-style-type: none"> <li>The UCP is more an area for 7 storeys on the west and 3 to the east. The developers must be satisfied with what they get.</li> <li>30 degree angle is supported</li> <li>Unley is dedicated to progressive civic life which many are grateful for. When planning for the future of cities, we must plan for coherency seen in other cities like Paris or Edinburgh and take on the human scale in the built environment as the source of the appeal.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
108	G Smith	<ul style="list-style-type: none"> <li>The plan for high rise apartments in this area is absurd. It would require demolition of the Village Green cottages which would destroy the historic hub of Unley.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>No amendment to 30 and 40 degree plane recommended.</li> </ul>

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		<ul style="list-style-type: none"> <li>If this plan is to proceed, intersections at Unley Rd, Oxford Tce and Arthur St would be disaster areas with difficult traffic and disruptions to public transport.</li> <li>More developments should be along Greenhill Road if we are to have this type of development and developers building apartments that exceed demand which are not easily funded through banks.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted. The zoning guidelines support this. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
109	P & R Heaft	<ul style="list-style-type: none"> <li>Residents for 27 years. Seen many changes and not all enhance or protect the history and heritage of Unley village. We've enjoyed how Unley has been cared for by the Council.</li> <li>When doing a rear addition to our dwelling, the planning and building process was extensive to protect the building's character so we are shocked that Council is proceeding with this plan to bulldoze the Village Green and cottages and surround it by modern monstrosities. It would be stupid to destroy the heart of Unley like this.</li> <li>Has Council been infiltrated by developers? Council must represent their ratepayers and be champions of historic values.</li> <li>We support FOCUS to object to this proposal.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. The District Centre Zone has different requirements to a residential zone, however, heritage protection and sympathetic design of a high quality are fundamental in the DPA. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
110	Anonymous	<ul style="list-style-type: none"> <li>Disagree: building heights are too high</li> <li>Disagree</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>appropriate for such development in some areas. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>retain the Village Green or reconfigured equivalent as ground level open space.</p>
111	C Milne	<ul style="list-style-type: none"> <li>Strongest possible rejection to the plan to reconfigure the Village Green as it is wrong to cover the very little open space and the historic cottages with multi-storey buildings. We oppose any changes to the green and its precinct.</li> <li>The Village Green is very important for residents and the schools within the area. Its loss, partly or wholly, would be significant loss of amenity as well as alienation of a public park.</li> <li>The cottages are an important part of the green and add to the character of the precinct, accommodating community groups and the museum.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
112	Anonymous	<ul style="list-style-type: none"> <li>Agree: the idea is good but the practical implementation is not good.</li> <li>Disagree: I agree with most of this question but believe the pedestrian experience is not bad currently. There are too many pedestrian only crossings of Unley road. Better transport planning would solve many issues for both cars and pedestrians.</li> <li>Disagree: this plan does not include a proper transport plan with it. What transport modelling has been done to determine the impact on traffic flow? What transport planning has been put in place to reduce traffic flow down King William and Unley Rd's?</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
113	E Lynch	<ul style="list-style-type: none"> <li>As a ratepayer I am totally opposed to this development. It will destroy the character of a much loved community facility. Please do not proceed.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
114	T Wilson	<ul style="list-style-type: none"> <li>Strongly disagree: the changes to the town hall, library etc will rip the heart out of this area.</li> <li>Strongly disagree: if Unley Rd is to become a tunnel with tall buildings either side, it is even more necessary that the town hall/library stays as it currently is.</li> <li>Disagree: apartments should be located on the shopping centre.</li> </ul>	<ul style="list-style-type: none"> <li>There is no intention for there to be any change to the buildings mentioned. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. Community facilities are considered envisaged uses in this zone.</li> <li>Noted. There is no intention for there to be any change to the buildings mentioned.</li> <li>Noted. This is encouraged in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
115	L Hollis	<ul style="list-style-type: none"> <li>Strongly disagree: the area is already busy, slow and congested. Further pressure on Unley Rd would create more pollution and congestion. This plan would destroy the feel of Unley's old world appeal which is its main characteristic. There will likely be inadequate parking.</li> <li>Strongly disagree: this will impact the ambience of Unley making it sterile and uninteresting. Once it is gone it will be gone forever.</li> <li>Strongly disagree: Adelaide people are reliant on cars and not providing adequate parking will not change that. If you want to keep Unley linked up- don't build over our parks. People need cars to carry their things and elderly people cannot walk far.</li> <li>Other parts of Unley Rd that have less history and ambience could be better suited, especially if closer</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>Noted.</li> <li>Other locations are also appropriate, but this does not mean such development should not be</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		to CBD. Too many old homes in this area are being demolished and there is a chronic lack of parking with new shops being approved without considering parking. There is no logical rationale behind buildings coming right to the street with upper levels stepped back, in order to ensure “openness”. Unley Rd is already annoyingly narrow. Why change a beautiful area for one full of sterile buildings?	considered for the District Centre Zone where required facilities/services are/can be provided to residents. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
116	N Hollis	<ul style="list-style-type: none"> <li>Strongly disagree: Monstrous apartments blocks are not the way to invigorate. They are for the CBD. Unley is fine as it is. Road and transport infrastructure is not sufficient to support high density housing and there is never enough parking.</li> <li>Strongly disagree: multi-storey buildings are not appropriate for this area. All development must be in keeping with the history and style of the area. These old areas of Adelaide have great ambience that will be lost forever if demolished. Too many Unley buildings are replaced with modern structures that do not fit in. Council needs to protect this area.</li> <li>Disagree: government cannot be trusted to get the mix right. You can't just not cater for cars in the hope that people will not use them. Adelaide is a small city and people want convenience of cars, also because our public transport system is terrible due to our smaller size. Pedestrian links in Unley are fine and although bikeways are improving, they still have a long way to go to provide safety.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
117	D Hollis	<ul style="list-style-type: none"> <li>Strongly disagree: The Village Green is much nicer than this plan.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree: only in place of buildings, not parks</li> <li>Strongly disagree: I can already walk through the park, I do not need pedestrian paths.</li> </ul> <ul style="list-style-type: none"> <li>It will reduce parking space</li> </ul>	<p>cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
118	C Winter	<ul style="list-style-type: none"> <li>Ratepayers and residents for 37 years. Tall building heights between 5-11 storeys are intrusive to neighbouring properties and the general environment of Unley.</li> <li>Disagree with the plan to destroy the large number of villas on on Edmund Ave and Oxford Tce. This will establish a frightening precedent.</li> <li>Council should protect those special and unique elements that make this area so sought after.</li> <li>These plans are irresponsible and a cash-grab. There is little planned that could enhance this already beautiful area. If we want to be surrounded by contemporary high rise we would move to the CBD where in many cases the apartment buildings are not 11 storeys tall.</li> <li>Prioritising public transport is all well and good but</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>Noted.</li> <li>Traffic/transport strategies being developed have</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>people will still use cars and Unley road barely copes as it is, let alone with increased demand.</p> <ul style="list-style-type: none"> <li>We do not support the plan in any way.</li> </ul>	<p>been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
119	R Salaman	<ul style="list-style-type: none"> <li>Agree: the questions are motherhood statements rather than asking the reality of how the intent is to be achieved.</li> <li>Agree: I agree with the intent of the DPA but strongly disagree with building heights and concerned that the plan does not focus on mitigating the effects of potential increases of traffic on the neighbouring residential roads, especially Mary, Arthur and Thomas st's. Heavy commercial traffic should be required to be separated from pedestrians and private vehicles in new developments. A LATM or transport master plan to address potential traffic impacts of developments, including any potential changes to traffic lights on Unley Rd. changes to the local road network must be included in the DPA. The focus of development should be on the western side of Unley road, either on the dated Shopping centre or further north.</li> <li>Agree: the rhetoric is good. Trams will unlikely be possible for Unley road. We should encourage use of smaller vehicles, bikes/electric cars/scooters. Public transport improvements are essential.</li> <li>Opposed to the heights proposed for the core buildings. They should be limited to 5-8 storeys with an overriding maximum height above ground level. I fear that if a height limit of 7 stories is nominated, then developers will side step around Unley Council. Concerns about how the minister will remove local Councils and public notification from these</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		processes and how loopholes are abused by developers to get what they want.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
120	Anonymous	<ul style="list-style-type: none"> <li>Agree</li> <li>Agree</li> <li>Disagree: Buses do a satisfactory job, do not need trams as they would create more traffic problems, especially on Unley Road.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
121	N Roach & V James	<ul style="list-style-type: none"> <li>We acknowledge the need for the DPA in the context of the 30 year plan there are several key objections to the current plan:</li> <li>Apparent reliance on meeting the growth targets through high density growth within the District centre and permitting residential development as tall as 11 storeys within the District Centre Zone.</li> <li>11 storeys is not sympathetic to the existing surroundings or residents. It will have greater reflected glare, despite the 30 degree envelope to reduce overshadowing, there will be reduced sunlight for those bounding the developments, it will be impossible to prevent overlooking from 11 storey buildings and 11 storey buildings do not fit with the character of Unley. New development heights should be limited to 4-6 storeys and a green buffer placed between new development and existing areas (refer marked plan included with submission).</li> <li>Increased density should be achieved by increasing density from a reasonable redevelopment of the District Centre, by having increased residential density along major corridors and by facilitating medium density infill in other appropriate areas of Unley.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is required.</li> </ul>
122	V Watts	<ul style="list-style-type: none"> <li>Disagree: you mention 'community' yet plan to build</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>over community centres. There are too many forms of land use listed under the PDC for such a small area. The density is too ambitious and would generate more traffic than what the area and streets can handle. There is already a vast variety of shops and trade that we will not attract new business people doing the same things.</p> <ul style="list-style-type: none"> <li>Strongly disagree: I live in Beech Ave and dread being boxed in on the east and south by tall buildings. Supplying low cost housing is important but not in 5-11 storey blocks. The market is already saturated by expensive apartments. Roof top gardens are a great idea but they may not be accessible to the public. Trees and green areas are how we cool our urban areas yet this plan is focussed on buildings. Green areas enhance pedestrian experiences.</li> <li>Disagree: disagree with a tram on Unley Rd as it is too narrow and excludes those needing to travel east-west. Not happy losing the lights at Oxford Tce and Arthur Intersection. Efforts to deter through traffic from other suburbs may negatively impact local residents. Making things better for pedestrians is important.</li> <li>Support eco-housing projects to be incorporated into Unley such as Christie Walk and Whitmore Square Ecohousing in the CBD. These easily go to 4-5 storeys, increase density and are an attractive option rather than another cinema complex. A theatre for plays and music concerts on a smaller scale would be more innovative and rather than a hotel/club, space could be allocated to a small/upmarket boutique hotel (Thorngrove in Stirling/Crafer's).</li> </ul>	<p>institutions, large and small, and intends to support them in this location as appropriate. Community facilities are considered envisaged uses in this zone.</p> <ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level. In addition to this, the city-wide provisions for energy efficiency, water sensitive design are applicable to all developments in the City of Unley</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>proposed.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
123	G & E Rowland	<ul style="list-style-type: none"> <li>Strongly agree: the aim to re-energise is great but the execution is flawed with the density and heights of the buildings too much to be reasonable. 5 on the</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>west and 3 on the east is better.</p> <ul style="list-style-type: none"> <li>Strongly agree: positive with the intent but too high. 5 storeys maximum</li> <li>Strongly agree: pedestrian link improvements are needed especially cycling infrastructure for children.</li> </ul> <p>The DPA is too extreme as 11 storeys is out of character with Unley currently and what it needs to be in the future. Shadowing, traffic, parking, waste and noise are concerns. 3-5 storey limit is better.</p>	<p>high rise development but it is still considered appropriate for such development in some areas.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>recommended actions on specific topics.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space</li> </ul>
124	A Kathryn	<ul style="list-style-type: none"> <li>Building on the Village Green is a bad idea. I have many happy memories of the green as I grew up and visited my grandparents. The Village Green has buffers to the road and is safe for children. It will not remain safe for kids to explore and play if the plans go ahead like shown in the artist impressions. People will use the new space as a thoroughfare, rather than a destination and it will be in shadow all day. I would prefer to buy a house or apartment elsewhere in Unley and have this Village Green retained and safe for kids including keeping the kindergarten. Please don't underestimate how important these old houses are to the feel of the area.</li> <li>Please investigate other locations in Unley as there are other sites that are more suitable without sacrificing a one of a kind place.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas</li> </ul>

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			residents ▪ For further discussion on these topics, please refer to Attachment F of the SCPA report	
125	J Matheson	<ul style="list-style-type: none"> <li>▪ Strongly disagree: Unley has lowest proportion of undeveloped land in Adelaide. This proposal further reduces it, increases traffic density and is contrary to Council’s sustainability objective.</li> <li>▪ Strongly disagree: taller buildings will increase traffic demand and is contrary to Council’s sustainability objective.</li> <li>▪ Strongly agree: this will not be achievable though if densities make traffic congestion increase.</li> <li>▪ The DPA does not support sustainability. Development, population density increases, reducing public open space and increased traffic density is not sustainable. What part of ‘sustainable’ do your planners not understand? This is a major back step for Unley.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reducing travel distance for people into the city is a fundamental push for denser centres as a way to reduce the use of private vehicles and their emissions. Council is committed to providing and maintaining public open space.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>▪ Denser centres make public transport provision more viable.</li> <li>▪ The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space</li> </ul>
126	A & S Hill	<ul style="list-style-type: none"> <li>▪ Principle support for developing the Central Precinct as there are a number of under-utilised areas.</li> <li>▪ Absolutely against high-rise to 11 storeys. This will destroy the feel of Unley area. 11 storeys buildings are for the CBD. My family will be like a number of</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

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		<p>residents that will be directly impacted with overlooking into our backyard. 4-5 storeys at Woolworth's site would be more sufficient.</p> <ul style="list-style-type: none"> <li>Support any development considering the existing environment as this suburb will be ruined if a cheap and nasty building came into the area. Vertical gardens, water harvesting solar collection, carbon neutrality, street art etc. must be part of the development.</li> <li>Traffic in the area is already congested so consideration must be given to how commuters can access the CBD.</li> </ul>	<p>high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Council is committed to providing and maintaining public open space. Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level. In addition to this, the city-wide provisions for energy efficiency, water sensitive design etc are applicable to all developments in the City of Unley</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
127	C Baket	<ul style="list-style-type: none"> <li>Strongly disagree: we already have high density. Parking is already a problem in Mary St. the shopping centre is busy now and will not cope with more people. Public transport is crowded at peak times, as is Unley Rd.</li> <li>Strongly disagree: high density will be awful. It will downgrade the suburb and is concentrated in a small area. Our narrow streets and footpaths do not accommodate more people.</li> <li>Strongly disagree: disagree with trams down Unley Rd. how will more comfortable pedestrian links be</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>



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		<p>made? Does this mean taking land from residents?</p> <ul style="list-style-type: none"> <li>I attended the meeting to discuss Cremorne Plaza building. Council and the State Govt had already decided to go ahead so residents feel really not listened to. The state is in an economic downturn so where are all these buyers coming from? China?</li> </ul>	<p>Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon new building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
128	Unley Kindergarten	<ul style="list-style-type: none"> <li>Concerned by the impact potential on the Kindergarten. We ask the kindergarten premises and the Village Green be protected and preserved. The kindergarten is much loved and a highly valued Unley institution for high quality education and support for families. It is now a pillar of the community. We are concerned that the Council-owned premises are under threat as the lease cannot be guaranteed beyond 2018. If it needs to move, it will likely be forced into less suitable premises in a further location from families. The environment created on the premises is also under threat if we were to move.</li> <li>The kindergarten staff, governing Council and families value the Village Green and encourage its retention and protection.</li> <li>Please revise the DPA to ensure the protection of the Village Green and kindergarten premises. Both institutions are part of the heart of the Unley community and as such need protection for the benefit of future generations.</li> </ul>	<ul style="list-style-type: none"> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
129	D & C Kemp	<ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Disagree: over 7 storeys is not acceptable. Limit the west to 7 and the east to 5</li>   <li>▪ Disagree</li> <li>▪ Appreciate the opportunity to participate in the consultations, particularly the Design Lab which provided an insight into the issues faced in preparing the DPA.</li> <li>▪ Consultation: concerned that timing of the public information sessions made it hard to reach the community. The flier with the rates notice was a good idea but the yoursay website only gave easy access to the brochure and factsheet, not the whole DPA.</li> <li>▪ Council Strategic Direction: these seem reasonable but we must stress the importance of protecting the character of Unley which is a unique area with many villages making up the city and the Unley village being the principle hub in the city.</li> <li>▪ Concept Plan Map: totally opposed to tall buildings dominating Unley as they would destroy the village feel. The Adelaide Park Lands must remain the buffer between high rise and residential areas.</li> <li>▪ West side: one of the Design Lab groups concluded that in the west of Unley Rd the development objective could be achieved with 7 storeys and only building to 11 in the centre of the site on the site south of Arthur St. however, the blue setbacks from Unley Road seems to permit the loss of Mornington House. The current shopping centre is nice due to its human scale and the open space around it so choose it over Mitcham or Burnside. The planning requirements should be added to maximise the open space in the redevelopment and enhance it. The 5m setback to the Soldiers' Memorial Garden is</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Noted.</li>   <li>▪ The Factsheet was an example of how the Zone would be included into the Development Plan. The DPA was available in a “document library” online, however it was brought to our attention that this was not an obvious place nor easy to access which has been a learning for these processes.</li> <li>▪ The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li>   <li>▪ Noted.</li>   <li>▪ The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Mornington House is a listed item and as such the building and its setting are protected. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. There is no intention to build over the Soldiers' Memorial Garden, nor change its use and importance as a place of quiet contemplation and respect</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is required.</li>   <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>noted. We hope the planning provisions prevent the gardens from being a forecourt to any adjacent to development and that the seclusion of the garden is maintained.</p> <ul style="list-style-type: none"> <li>▪ East side, south of Oxford: the library, town Hall, air raid shelter and church buildings are Unley! The Village Green, its cottages, fire station house and the Edmund Courthouse and Police Station add to the village feel. The properties were purchased to, and should continue to, provide for community facilities. 2 storey height limit should be provided to the civic building and church area. The present Council buildings have no impact on their surrounding heritage neighbours. Due to its history, the current Council building should be considered for a Local Heritage listing.</li> <li>▪ Village Green: the Village Green concept was a key part of the plan for the current Council building. The green has gained in significance over the past 30 years and should be treated as true Community Land like the Soldiers' Memorial Gardens. It should be all on one title and extend, with its trees, to Rugby Street with no building on that boundary.</li> <li>▪ We reject the proposed 8 story zoning for the green and the concept for apartments above community facilities. The Edmund cottages are essential to the Village Green and have greater influence as a group and complement those opposite and adjoining. These must be retained.</li> <li>▪ The November FOCUS meeting regarding the DPA had over 70 people and displayed substantial community concern. At this meeting it was agreed that the northern edge of the green was most appropriate for 3 storey community building developments which may allow the Arthur st</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>▪ Noted.</li> <li>▪ Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Noted.</li> </ul>	

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		<p>community centre to move to this civic hub and potentially increase the return to Council for the site located on Arthur st.</p> <ul style="list-style-type: none"> <li>▪ The City of Unley has a duty to preserve a very unique and rare air raid shelter. Something imaginative should be done with the space before the centenary of the commencement of WW2.</li> <li>▪ East side, north of Oxford: do not favour 5 storeys for Unley Rd but note it is permitted north of the central precinct (corridor zone). Zoning for buildings fronting Oxford St to appear as no more than 2 storeys to complement the south side of the street.</li> <li>▪ Transport: traffic calming is a difficult issue as most traffic originates outside the city. Completion of the South Rd upgrade may reduce traffic diverting through Unley. Has a transport study been undertaken? Does this conclude whether a tram system is effective? If there is a tram, a significant park n ride station would be necessary in Mitcham. Is the State's Tram a financially viable option? If the present bus service does meet community needs, why would they use the tram? The installation of infrastructure would be a major disruption. We do not support the tram concept and encourage investigation into electric double decker buses instead. These are more flexible than trams and so in-set bus stops should be included into the DPA.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
130	J Bourke & B Stephens	<ul style="list-style-type: none"> <li>▪ Strongly disagree: this is not how you preserve the character of this area. State Government seems to have the upper hand in this. Government at all tiers has a chequered past of things that should be successes that turn into failures. Unley is often complimented on its form, nature and character which wont continue if this proposal is followed.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The DPA responds to the need for Unley's own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and</li> </ul>

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		<ul style="list-style-type: none"> <li>Disagree: disagree with the aim of the amendment as simply encouraging a high standard of design is not enough and the word 'should' is used. High quality design must be demanded. Avoid high rise all together to preserve the character of the area. Noosa is a good example of a place where people travel to for its nature and not high rise. The presence of high rise, ever only 5 storeys, will destroy the character of Unley. It is Governmental Vandalism to replace the Village Green with 8 storey buildings. The artist impression provided was not appropriate. General dissent for all levels of Government.</li> <li>Do not know enough about 'alternative transport' if Unley Rd is to remain the corridor it currently is for road traffic and existing footpaths are to be maintained, running a tram in it is simply unworkable without causing major congestion. People wont use alternative transport options as they have them now and don't use them. People here prefer cars and convenience. People who already walk will continue to do so and do not need special treatment. Only when people have no alternative will they walk any distance at all. People would not walk the length of Rundle Mall if the opportunity was there to park cars along it.</li> </ul>	<p>affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</p> <ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>associated policy is proposed to reflect reduced building heights in some areas.</p> <ul style="list-style-type: none"> <li>Minor amendment to some building setback distances are proposed.</li> </ul>
131	C Hewitson	<ul style="list-style-type: none"> <li>Agree: agree with planning for the longer term invigoration of the precinct but high rise and high density is not necessary to accomplish this. A poor mix of high density and high rise will likely work against the charm of Unley.</li> <li>Agree: agree there must be an interface but concern over the 30 degree plane when measured from 3m</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Setback policies are designed to minimise potential impacts of taller buildings and maintain</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the</li> </ul>

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		<p>above ground level. It should be 2m above ground level. Agree developments must be of high quality. 11 storeys on the western side is too tall and will be detrimental to the look and feel of the suburb even if it fits inside an envelope. Support the FOCUS heights of 7 storeys on the west side and 3 storeys on the east side of Unley Rd. Worried about aesthetic/noise/traffic/heat issues.</p> <ul style="list-style-type: none"> <li>Agree: cars will be a big problem and are the reason why high density development should be avoided with medium level considered more broadly throughout the suburb. Unley Road is also a major challenge/opportunity to any development.</li> <li>Not happy with the framing of the questions of the consultation. Worried that taller developments will try to pack in people for better development dollar. Unley is great because it is not the CBD. The 30 year plan is not relevant to South Australia anymore due to the post-GFC outlook for the state and major projects being abandoned. The population growth is not relevant anymore. Council must be stronger in its resistance to the State and must let community determine the best approach for increasing population numbers to the area.</li> <li>Unley should re-negotiate a 30 degree plane from 2m above ground level as was achieved with the Unley Road Corridor.</li> <li>I also encourage more green space and green development in the area as this will encourage more people to want to live, work and visit Unley.</li> </ul>	<p>the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality.</li> <li>Noted. The purpose of the feedback sheet was to prompt discussion and to be used in conjunction with the Fact Sheet and Brochure.</li> <li>Noted. Council sought 2m but it was rejected. The 3m height is part of the SA Planning Policy Library which Council DPA's must adhere to.</li> <li>Noted. Open space is important to The City of Unley. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> </ul>	<p>Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p> <ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space</li> </ul>

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			<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
132	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: this will completely spoil the village atmosphere</li> <li>Strongly disagree: Unley is a historical precinct so should not be spoiled by Council</li> <li>Agree: do not agree with an Unley tram as traffic would be horrendous and Unley Rd is difficult enough as it is, especially in peak hours.</li> <li>I walk quite a bit and find public transport sufficient.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
133	P Croft	<ul style="list-style-type: none"> <li>Agree / Agree / Agree</li> <li>Do not support heights up to 11 storeys as proposed as developments of this height are more appropriate for the CBD. Support 7 storeys on the west side and 3 storeys on the east side. Particularly concerned that DAC could override Council and permit a building that is much higher than stipulated in the Development Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
134	M Riddell	<ul style="list-style-type: none"> <li>Strongly disagree: Unley Road access is fundamental to the proposed concept. Current traffic congestion on Unley road is unacceptably high with conflict between car parking, bus movement, cyclists, vehicles and pedestrians.</li> <li>Disagree: how is it possible to “prioritise” an experience as well as reduce impacts?</li> <li>Agree</li> <li>I agree with Council that Unley Central is the residential, cultural and economic heart and that it has a wide variety of uses but it does not need the extent of high densities as proposed. For these</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces as well as reducing overshadowing impacts and loss of amenity.</li> <li>Noted.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		reasons, I strongly disagree with the proposal.	appropriate for such development in some areas. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
135	R Nelson	<ul style="list-style-type: none"> <li>Strongly disagree: this plan does not reinvigorate Unley.</li> <li>Strongly disagree: high rise belongs in the CBD</li> <li>Agree: Unley has a great bus service so no trams</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
136	T Haddad	<ul style="list-style-type: none"> <li>Strongly agree: the DPA proposals are well-researched to deliver the needs for Unley for the next 30 years. The changes to the District Centre Zone are warranted and allow for development growth for both residential and commercial uses. Developments have progressive setbacks for taller buildings to reflect the importance of population growth as well as the importance of maintaining the village lifestyle of Unley. The DPA proposals along Mary and Thomas Streets will enable a better outcome for all and promote growth and sustainability for an increase in population for the City of Unley</li> <li>Strongly agree: taller buildings mixed in with the village lifestyle will work to invigorate and stimulate the area. The 30 degree setback line will enable a good blend between old and new and importantly allow Unley to encourage and attract more people to live/experience the Unley life. These proposals encourage pedestrian activity, shopfronts and alfresco seating as well as improved lighting and surveillance/safety</li> <li>Agree: Changing the District Centre Zone will encourage development and lead to better infrastructure for the community. Population growth filters down to improvements to public transport and better infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
137	A Campbell	<ul style="list-style-type: none"> <li>A general lack of green space in Unley means population growth in Unley should be limited as</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location /</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>children, in particular, need access to uncrowded spaces with trees and gardens, native flora and fauna etc. Vertical gardens and roof top gardens are good but do not substitute for larger sized green areas.</p> <ul style="list-style-type: none"> <li>Strongly agree: good solar access for dwellings (new and existing- in the precinct and adjacent to it) should be high priority. This is important for natural lighting, solar-electric panels, solar hot water and solar space heating in winter.</li> <li>Strongly agree: support reducing car parking requirements, increased bicycle parking requirements and improving public transport (this should be east-west as well as north-south)</li> <li>Many South Australians do not want to see an increase in population and often the SA government overestimated those increases. 11 storeys is too tall for this area as there are many single storey buildings next to the precinct. High rise would be out of character. Civic centre and town hall should not be demolished for high rise development. Only small changes should be made to the “civic” area.</li> </ul>	<p>shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Traffic and transport investigations continue.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Note - no amendment to the 30 and 40 degree plane is recommended.</li> </ul>
138	R Green	<ul style="list-style-type: none"> <li>Agree: in principle agree as it is consistent with the city of villages concept but the design is incorrect so cannot support the draft DPA in its current form. The presentation of the DPA is poor, difficult to follow and lacks the pragmatic data to help us understand</li> <li>Agree: support principle but not convinced the documentation will deliver the outcomes proposed. There is a lack of data on traffic and transport. If adopted the proposal will place pressure on traffic flow in Frederick, Arthur and Edmund Streets and negatively impact on the residential amenity for those streets. More data and consultation is required before starting the “next steps”.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The purpose of the consultation information was to inform that the DPA consultation was underway and to encourage people to seek out more information. The feedback sheet was designed to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>Agree: this is a motherhood statement. This outcome is supported but the proposal will not deliver it.</li> <li>The data provided is inadequate. Serious concerns about the impact on the Village Green. Concerned about all of the proposed building heights apart from those to the north of Arthur St. I was not able to attend either of the public information sessions and it has been difficult to get consistent information on the proposal. More public consultation is required.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
139	A Nairn	<ul style="list-style-type: none"> <li>Object to the proposal if it allows eight stories on the 'civic' block.</li> <li>The character, amenity, history, environment, sense of community, location, amenities and services of Unley are valued so must be protected.</li> <li>Demolition of the cottages and the replacement of them by high density apartments will have a detrimental impact on the things that people value about Unley. The tenants in the cottages and all the users of the Village Green add to the community value of Unley. An eight storey building and a relocated Village Green will lose the village feel and Unley will no longer be unique.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>

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		<ul style="list-style-type: none"> <li>As a representative of the “aging population” I would not want to live in one of the proposed apartments.</li> <li>I appreciate that Council is under pressure to identify areas for higher density but there are other options available and better suited sites like the Le Cornu site or innovative development of the Unley Shopping Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Your opinion is noted. The concepts of ‘ageing in place’ and dwelling diversity have been fundamental to the creation of the policies in the DPA. Providing an opportunity for Unley’s older population to “downsize” into an apartment that remains located in the community that they have become part of is important for avoiding social isolation and maintaining independence. In addition, dwelling diversity provides younger people of our community who have grown up in Unley, an opportunity to stay.</li> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>reconfigured equivalent as ground level open space.</li> </ul>
140	T Wrigley	<ul style="list-style-type: none"> <li>Object in strongest terms to development of the ‘Civic’ block and the plan to use this site as a catalyst development to demolish historic buildings and replace them with apartments, shops and office space.</li> <li>I have lived in Unley on two separate occasions as well as other capital cities of Australia. I’ve seen the effects and regret of inappropriate plans on some of these cities and feel too many of these cities feel the same and offer nothing to distinguish them from one another.</li> <li>The proposal will remove Unley’s unique character and will replace it with a cookie cutter development. The current space brings a sense of history to the area that is in keeping with the residential area surrounding it.</li> <li>This site is so unique across Australia. I have seen other cities who purchased historic buildings regret that they demolished them so it was so visionary for Unley Council to be purchasing historic buildings</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>and enhancing them. I do not believe the aim of the property acquisition strategy of the past 50 years was to partner with a developer to build just another multi-storey, multi-use building.</p> <ul style="list-style-type: none"> <li>On behalf of the community, the future community and the Councillors you precede, I urge you to revise the DPA to remove the option to develop the 'civic side' in this proposal and to retain the cottages associated with the Village Green.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
141	M Kolusniewski	<ul style="list-style-type: none"> <li>Strongly disagree: the District Centre zone is public land owned by the people of Unley so it must remain a public asset for the good of Unley residents; present and future. CEO, Council and Mayor do not have a social licence to sell off any public asset to benefit themselves or their developer associates. The 'civic side' must remain intact. There is no space in this area for residential or commercial premises- there are alternative sites for such things, eg the Le Cornu site.</li> <li>Strongly disagree: the aim to demolish the historic cottages, the Village Green and Morningson Rd trees is an outrageous attack on our heritage. There is no place here for high rise to tower over the 19<sup>th</sup> century treasures. It is nonsense to justify this all with dishonest claims that pedestrians will benefit. Tall buildings in the UCP are totally inappropriate, as is any commercial activity.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA is an instrument of public policy to guide in the instance of development occurring in an area. The DPA cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the future of the area. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The DPA aims to</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ They will degrade the lovely centre of Unley for the benefit of property developers close to the Council. Is this corrupt?</li> <li>▪ Strongly disagree: there is no evidence that there are “changing needs” in Unley. There is a stable population, good bus services (it does not need alternative transport options / trams) there are no problems for pedestrians and no justification for Council to waste money on “clearer and more comfortable” pedestrian links. This is another excuse to put rate payer money into developer pockets.</li> <li>▪ Council is supposed to protect and preserve our historic centre. It is dishonest of the CEO and Mayor to claim that State Government is forcing Unley Council to sell off our precious centre to protect the heritage suburbs. Unley residents do not want 150 high rise apartments towering over the Town Hall and the churches and do not want high rise apartments on the Village Green.</li> </ul>	<p>maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</p> <ul style="list-style-type: none"> <li>▪ The DPA has been undertaken by the City of Unley in a transparent manner following legislated process. Development on private sites will be funded by the land owners.</li> <li>▪ Noted. DPA reflects State and Local strategies, including population growth. If not prepared by Council, then the DPA would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community’s voice.</li> <li>▪ Noted. The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
142	Anonymous	<ul style="list-style-type: none"> <li>▪ Strongly disagree / Strongly disagree / Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
				topics.
143	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree / Strongly disagree / Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
144	S Muller	<ul style="list-style-type: none"> <li>Agree: the important principle here is to maintain a sensible balance between development and preservation to ensure the new UCP is a true part of the township that does not lose the amenity and quality of life that makes Unley a healthy place to live and visit. Better utilisation of the Shopping Centre site needs support as it is mostly all just carparks. Sensitively planned high density living on both sides of Unley Rd should enliven the area and increase its liveability. I do hold concerns about developing the Village Green and feel that at minimum, the open space should not be levelled</li> <li>Strongly agree: high standard of design is critical and high rise should not be able to diminish key public vistas and the historic amenity of Unley’s assets. Quality design is also essential to ensure the take up of the residences and commercial space. The existing dwellings must have appropriate access to sunlight and appropriate buffers from new developments.</li> <li>Strongly agree: more effective public transport is important as is reducing car reliance. The DPA must take into consideration that light rail or tram will reconfigure Unley Rd. Business expectations that people can just park out the front will be challenged by this. Sensible car parking must be integrated with increasing use of public transport.</li> <li>Unley has little open space so any perceived threats to existing open space will not receive community support and will undermine this plan. Green walls are not a substitute for ground level green spaces. If</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Noted. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted. Following submissions received, an objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		the Village Green is reconfigured it must not lose open space. A balance of old and new buildings is more appropriate for this civic area than high rise development and high density living must be done in a planned and heritage-conscious way.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
145	H Koutsounis	<ul style="list-style-type: none"> <li>Strongly disagree</li> <li>Strongly disagree: object to 8 storeys on the Village Green and 5 storeys on the corner of Rugby and Oxford Tce. Development should only occur on Unley Rd.</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
146	H Sherriff	<ul style="list-style-type: none"> <li>Strongly disagree: this scheme will destroy the character and feel of this part of Unley. The building height allowances are way out of scale with the existing environment and will create so much more vehicular traffic. How will this traffic be dealt with? The artist impression does not show the visual impact of the taller buildings. The kindergarten must remain in its location.</li> <li>Strongly disagree</li> <li>Strongly agree: reintroducing trams would be a significant improvement if there was no on-street parking or with indented parking bays alternating with landscaped sections.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>Noted.</li> <li>Noted. Traffic and transport investigations continue and will be a matter for a management strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
147	Anonymous	<ul style="list-style-type: none"> <li>Disagree / Disagree / Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
148	R Masters	<ul style="list-style-type: none"> <li>Strongly disagree: there is so little open space that</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is</li> </ul>

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		<p>the loss of the Village Green for a commercial development is a mistake. There are other more appropriate sites such as the 24 hour gym on Arthur St.</p> <ul style="list-style-type: none"> <li>Strongly disagree: this will result in a building that is completely out of character with the area. Unley is valued due to its historic character, not modern blocks of flats.</li> <li>Agree: a tram is a good idea and less impacting than buses. More bike paths are also a good idea.</li> </ul>	<p>reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</p> <ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>Noted. Traffic and transport investigations continue and will be a matter for a management strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>proposed.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
149	L Pieraccini	<ul style="list-style-type: none"> <li>This is a major development that will affect the character and nature of Unley for years to come.</li> <li>It has not been properly advertised. Public consultation should have been at an earlier stage and have been public, with an open public meeting and a display of the proposals. Residents' opinions should have been considered from the first public submissions, not completely ignored. Zoning changes or redevelopment of public places should be advertised on the big screen on Oxford Tce to alert people to the changes. These changes should be displayed in Council offices and libraries.</li> <li>The need to involve residents early also applies to the civic centre redevelopment. All the residents need to be asked about this.</li> <li>The questions on the feedback sheet are confusing and difficult to answer. There should be an extension to the public consultation given the vital</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project (this includes adverts on the "big screen", in the Unley Library and at the Council office). This consultation (including its two public sessions) was part of a series of engagements to hear the community's voice and has been appropriately and widely advertised. Many elements of the DPA are founded on feedback received from the previous consultations.</li> <li>Noted</li> <li>The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>importance of the UCP in the future of Unley.</p> <ul style="list-style-type: none"> <li>▪ The DPA shows little respect for the heritage of Unley and its village character. New developments must harmonise and enhance our heritage, not smother it. This is cultural suicide.</li> <li>▪ 11 storeys is too tall. There will be inappropriate overshadowing and create Unley Rd as a canyon with wind tunnels and microclimates. The heights are overwhelming and oppressive; destroying the pleasure of walking and shopping on Unley Rd. There is inconsistency in the heights of the western side of Unley Rd shown in the concept map and the section drawing. An inconsistency exists between the Village Green appearing to be built over yet also retained.</li> <li>▪ Building envelopes are supported at 30 degrees, including the elevation towards Unley Rd too, to reduce darkening of Unley Rd. there should be investigation into the overshadowing of Soldiers' Memorial Garden involving arborists.</li> </ul> <ul style="list-style-type: none"> <li>▪ Ratepayers should be compensated for their loss of amenity, property values and quality of life.</li> <li>▪ Why are the Town Hall and Church shown to have a 5 metre setback if they currently have more? The western side of Unley Rd, south side of Arthur St should have a 20-30m setback to mimic the Soldiers' Memorial Garden and create a plaza to buffer the high rise buildings behind.</li> </ul>	<p>was deemed too expensive to send out all the DPA material. The feedback sheet was designed to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet.</p> <ul style="list-style-type: none"> <li>▪ The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> </ul> <ul style="list-style-type: none"> <li>▪ Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>▪ There are no provisions for compensation included in the DPA process.</li> <li>▪ The DPA is an instrument of public policy to guide in the instance of development occurring in an area. It does not propose treatments to individual sites. In the instance of the setback from Unley Rd, it is not indicating the demolition of heritage items, rather, in the instance that development</li> </ul>	

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		<ul style="list-style-type: none"> <li>There is confusion and concern regarding the future of the Village Green. It appears that there is a deal that has been done with a developer which questions the intent of this DPA in the first place. There will be great cost to the community as a result of this. The retention and potential expansion of the Village Green is at odds with the provision of 150 apartments and more parking. The artist impression does not provide comfort that this DPA will be a benefit.</li> <li>Will the Unley Library be moving?</li> <li>Will there be a tram?</li> <li>The Le Cornu site is more appropriate for this type of development, as well as other ugly carparks dotted around the city including spaces around the Showgrounds.</li> </ul>	<p>even needed to occur, a reduced setback from Unley Rd could be appropriate.</p> <ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
150	A Abdallah	<ul style="list-style-type: none"> <li>Feel the consultation could have been better.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ Concerned with the future of the Village Green and surrounds which represent the hub of Unley.</li> <li>▪ Why does local government need to use public land for private development to answer the whims of State government? With appropriate legislation, we can have private development of private land that fulfils the strategic direction of the State without compromising public assets.</li> <li>▪ Unley has limited green space so these areas must be protected and their usage can be increased in more innovative ways that demolition.</li> <li>▪ The traders support this plan but there will be a loss of the historic heart of Unley and increased congestion.</li> <li>▪ It is arguable whether a denser population is a safer one or if we'll get the outcomes we aim for with this proposal.</li> <li>▪ Please do not turn Unley into another Glenelg. There are serious implications for that.</li> </ul>	<p>to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</p> <ul style="list-style-type: none"> <li>▪ The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community.</li> <li>▪ The DPA has been undertaken by the City of Unley. Development on private sites will be funded by the land owners. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality. By conducting the DPA itself, Council has a greater opportunity for input with the community's voice.</li> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>▪ Noted. Traffic and transport investigations continue and will be a matter for a management strategy.</li> <li>▪ Noted.</li> <li>▪ The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design for Unley of a high quality are fundamental in the DPA.</li> </ul>	<p>ground level open space.</p>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Other Councils are being more visionary and investing in their community hubs.</li> <li>Please amend this DPA plan</li> <li>Disagree: there should be options available or levels of reinvigoration for us to choose from.</li> <li>Disagree: Council should not set a standard of building on public land and should focus on encouraging private landowners to develop to a set of high standards.</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>This DPA is considered an investment in the heart of Unley to service the needs of the community.</li> <li>As a result of the submissions, some amendments to the DPA have been made.</li> <li>The DPA is a public policy instrument. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>Noted.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
151	K Walker	<ul style="list-style-type: none"> <li>Strongly disagree: the Le Cornu site is better suited and will preserve the character, low rise and openness of the UCP.</li> <li>Strongly disagree: Village Green should not have high rise on it. The green and the cottages are the heart and soul of the area and should be left open and in its unique form, along with the kindergarten which is an integral part of the community.</li> <li>Agree: preserve the character and heritage of the</li> </ul>	<ul style="list-style-type: none"> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>Noted. The character of the City of Unley is unique</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<p>Village Green as the heart of Unley.</p> <ul style="list-style-type: none"> <li>I wish to reiterate the importance of the Kindergarten and its need to stay in a heritage building in the heart of Unley as a space and education that is important to childrens’ learning and building their sense of community.</li> </ul>	<p>and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</p> <ul style="list-style-type: none"> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
152	S Frayne	<ul style="list-style-type: none"> <li>Strongly disagree: Object to building high rise in the civic area. It will destroy all that is appealing in Unley and will have no benefits to residents of Unley. The community gains far more from the green space.</li> <li>Strongly disagree: even high standard designed tall buildings are inappropriate. High rise will overlook properties and will destroy the character of Unley which cannot be replaced. High rise is never an attraction.</li> <li>Strongly disagree: pedestrian access is not a problem now. The footpaths are wide and spacious. High density buildings would make more pedestrian traffic.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>The cottages must remain</li> <li>There is a conflict between the Council and the development which is ill considered and must not go ahead.</li> <li>Councillors must listen to their residents.</li> </ul>	<ul style="list-style-type: none"> <li>Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>This DPA and any subsequent developments have and will be processed by the correct Relevant Authority to avoid conflicts of interest.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
153	L Kent	<ul style="list-style-type: none"> <li>Development to this extent would destroy the heritage and character of the Unley area which cannot be replaced.</li> <li>The kindergarten must be protected in its current location. It has much value for the community and its local families. Losing the kindergarten is not development.</li> <li>Unley has character and charm whilst being located close to the city. This drastic proposal will have a negative impact on this.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
154	A Cruikshank	<ul style="list-style-type: none"> <li>Concerned over plans to relocate the kindergarten. The impact on the Unley community must be considered if the lease is not renewed. The kindy is a feeder into the Unley Primary so is very important to many families.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
155	F Cameron	<ul style="list-style-type: none"> <li>Strongly disagree: this proposal will not meet its desired outcomes and will otherwise affect the unique character of Unley. It will negatively impact the Unley Kindergarten which is of huge value to the community.</li> <li>Strongly disagree: taller buildings are inappropriate to the Unley area and are out of character which will have negative impacts on the surrounding residential areas, spoiling the heritage and community feel.</li> <li>Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
156	X Yu	<ul style="list-style-type: none"> <li>Disagree with the proposal which is at odds with the community interest with the proposed removal of the cottages, kindergarten and Village Green, all of which are important for the wellbeing of children and community. Losing green areas to high rise is a mistake and contradictory to our proud heritage presence which should be preserved and protected.</li> <li>Our narrow streets are already very busy</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>Noted. Traffic and transport investigations</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Any development needs to be smart and unique to meet community needs</li> </ul>	<p>continue and will be a matter for a management strategy.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
157	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: the kindergarten must remain as it is incredibly important for the community.</li> <li>Agree: Unley is a great village so must not be ruined with too many high rise developments. A couple of stories is adequate.</li> <li>Agree: people walk too- don't focus everything on cyclists.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
158	P Stamatogiannis	<ul style="list-style-type: none"> <li>Agree</li> <li>Agree: not at the expense of the existing character of the area. New development must integrate with the beautiful heritage buildings (including having generous setbacks)</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
				some areas.
159	Anonymous	<ul style="list-style-type: none"> <li>▪ Agree: the historical character must be honoured and respected at the same time as re-energising the city</li> <li>▪ Strongly agree</li> <li>▪ Agree</li> <li>▪ Community service which are currently operating have importance in the community and must continue to be accommodated</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No action required.</li> </ul>
160	S Thompson	<ul style="list-style-type: none"> <li>▪ Deep concerns over the loss of the kindergarten and loss of the Village Green, both of which are hugely important for the community.</li> <li>▪ This development appears indiscriminate and greedy, at odds with Unley’s unique character.</li> <li>▪ The Village Green has helped to build community so must not be altered.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>▪ The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location</li> </ul>	<ul style="list-style-type: none"> <li>▪ No action required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			as appropriate. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
161	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: concerned over the loss of the kindergarten which is important for the community and for children. It must be safeguarded.</li> <li>Strongly agree</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
162	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: further replacing green areas with high rise is contradictory to the history of Unley, particularly, the removal of the cottages and Village Green will have negative impacts on community. There is no mention of community in this plan.</li> <li>Strongly disagree: high standard design does not mean high rise. The heritage presence is Unley's true value which needs preservation. The cottages are unique and true to the era they were built. The historical presence cannot be replaced once damaged.</li> <li>Agree</li> <li>Strongly disagree with any high rise on our already limited green areas, old cottages and next to our</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>Noted. The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is required.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		narrow streets. Development must occur but in a way that is smart to meet the needs of the community and retains the unique character of Unley.	<p>primarily be considered in the development of a traffic/transport strategy.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
163	Anonymous	<ul style="list-style-type: none"> <li>Disagree: concerned over the loss of the kindergarten.</li> <li>Disagree</li> <li>Disagree</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
164	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: opposed to higher densities, particularly at the cost of green space and heritage styled buildings.</li> <li>Strongly disagree: high quality design standards can be incorporated into constructions to create an urban hub that is sympathetic with the existing buildings. This does not have to include high rise which detract from the overall appeal of the district centre.</li> <li>Agree: the precinct is already easily navigated yet higher densities will only add to the traffic</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		congestion.	<p>will primarily be considered in the development of a traffic/transport strategy.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
165	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: disagree with expansion of the DC zone, with high rise buildings above 2 storeys, with entertainment venues, with consolidating/minimising vehicle access points from Unley Rd and with any increase in density of this area.</li> <li>Strongly disagree: taller buildings are for the CBD</li> <li>Agree</li> <li>75 dwellings per hectare is too high. Save Unley Kindergarten and the cottages around the Village Green.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted.</li> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
166	Anonymous	<ul style="list-style-type: none"> <li>Agree: this question is misleading. I agree with the aim of the reinvigoration of the area but disagree with the proposed heights of buildings. This will overlook existing residents and threaten our privacy and our property values.</li> <li>Strongly disagree: 11 storeys is too high. Anything</li> </ul>	<ul style="list-style-type: none"> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Other locations are also appropriate, but this does</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>above 2 storeys should be limited to Greenhill Rd or Unley Rd and even then, the developments must be well designed to eliminate loss of privacy to residents.</p> <ul style="list-style-type: none"> <li>Disagree</li> </ul>	<p>not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
167	D Woolcock	<ul style="list-style-type: none"> <li>Devastated that the kindergarten is under threat as it is so important to the community.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Unley is proud of the fantastic civic institutions, large and small, and intends to support them in this location as appropriate. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
168	C Ward	<ul style="list-style-type: none"> <li>Oppose this proposal.</li> <li>Concerned about the loss of green space (akin to what is happening to the Adelaide Parklands) and that the kindergarten is under threat as this will affect the community and the primary school.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is required.</li> </ul>
169	S Tsonis	<ul style="list-style-type: none"> <li>Disappointed with this vision for the future of the community.</li> <li>Agree there needs to be an upgrade of the UCP, there has not been enough thought into the impacts on the tight knit Unley community. Building high</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. There are more investigations required and cross-governmental co-operation to bring many of the opportunities in this DPA to reality. The</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>density apartments will not add to the appeal or character of Unley. High rise would be unsightly and could create traffic and parking chaos, further burdening the full schools/pre-schools in the area with no opportunity for them to expand.</p> <ul style="list-style-type: none"> <li>Unley kindergarten must be protected for the benefit of all the community.</li> </ul>	<p>character of the City of Unley is unique and highly valued. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate. There is no direct plan for the cottages. Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>reconfigured equivalent as ground level open space.</p>
170	R Alvaro	<ul style="list-style-type: none"> <li>Disagree: reinvigorating Unley does not need a DPA as it already lies within the current Development Plan. The thing that is missing is capital investment from the Council and State Government to invest in the public realm. Private sector investment is a function of market demand and whether land can be amalgamated. The lack of high density development to date reflects that this capital is used elsewhere and not on the perceived obstacles in the planning mechanisms.</li> <li>Strongly disagree: boring idea that is not original. Unley needs to look at much more integrated examples of development on sites that have constraints. The Highline in New York is a good example of an investment that had knock-on effects. The Windsor St walking trail made good use of forgotten space and added to the public realm, allowing investment to follow. You don't need this</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>DPA to invest in the public realm. Council acts as a catalyst for other investment. Density is not always the answer and is expensive, often resulting in over-supply of residential properties. There is a lack of demand. These types of projects should be kept to ANZAC Hwy and the Inner Metro ring as these areas are wide enough to accommodate demand. Unley Rd, Mary St and Thomas St are too narrow.</p> <ul style="list-style-type: none"> <li>Disagree: a monorail is not the answer to congestion. This DPA does not address any traffic issues as a result of the increase to densities. Adelaide residential buyers want a car space as there is no trust in the public transport system. Car-less apartments will not sell in Adelaide.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Apartment developments will need to address on-site car parking. There has been a reduction in car parking requirements but there are still provisions.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
171	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: the civic precinct where the historic buildings are should be retained.</li> <li>Strongly disagree: this area should not have high rise buildings. There are more appropriate sites such as the Le Cornu site which is close to mainstream transport.</li> <li>Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No DPA amendment proposed.</li> </ul>
172	K & B Murrell	<ul style="list-style-type: none"> <li>Full facades of the Council buildings on Unley Rd</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>and Oxford Tce must remain</p> <ul style="list-style-type: none"> <li>Retain the library in its current location otherwise it is a waste of ratepayer money of the recent upgrade</li> <li>Increased height limits only to occur in the civic precinct only if the 30 degree plane is used to avoid overshadowing</li> <li>Support opening up Village Green to the northern side.</li> <li>7 storeys on the west and 3 storeys on the east of Unley Rd only</li> <li>Object to loss of the historic cottages- these should be incorporated into any redesign (like the TPI building on Hutt and South Tce). If they must be demolished, the organisations within them must continue to be accommodated for in this area.</li> <li>Urge that the highest green ratings are a minimum, along with green walls, solar, recycling and environmentally efficient features.</li> <li>A mall in Oxford adjacent the new facilities would add to the ambience of the area and promote access to the Village Green.</li> </ul>	<ul style="list-style-type: none"> <li>There is no intention for civic or community services or functions to be moved from the area. The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted</li> <li>Noted</li> <li>Noted. The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area, including accommodating community uses. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>Noted. Council is committed to providing and maintaining public open space. In addition to this, the City-wide provisions for energy efficiency, water sensitive design etc are applicable to all developments in the City of Unley</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>Note no amendment to the 30 and 40 degree plane is proposed.</li> </ul>
173	Anonymous	<ul style="list-style-type: none"> <li>Disagree: things work so well already and it is all these things already so why change it?</li> </ul>	<ul style="list-style-type: none"> <li>Noted. It is important that a city has the ability to adapt to future needs. This DPA provides opportunities for Unley to respond to population increases, demographic and economic changes in a way that is sympathetic to the area and Unley as</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree: Unley is well known for its high quality open spaces, character buildings so these should not be spoiled. Unley Rd cannot cope with the current demand so it makes no sense to increase the pressure. My home is close to Unley Rd and I do not want high rise nearby as it will affect property values.</li> <li>Agree: no tram though.</li> <li>Protect what we have as it will not be replaced once gone.</li> </ul>	<p>a city.</p> <ul style="list-style-type: none"> <li>Improved and increased opens spaces are encouraged in the DPA as is the protection of the area’s character and Heritage buildings. Traffic and transport investigations continue and will be a matter for a management strategy. Property value is a complex topic with many variables associated and impacts that are experienced on an individual basis. The DPA is a public policy instrument that is not directly related to values. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>some areas.</p> <ul style="list-style-type: none"> <li>Note no amendment to the 30 and 40 degree plane is proposed.</li> </ul>
174	C DMello	<ul style="list-style-type: none"> <li>Agree</li> <li>Disagree: it is important to grow but also maintain character and do sympathetic development to fit the surroundings. The buildings are quite tall and may not fit the area.</li> <li>Agree: it is important to monitor and adapt to the changing needs of an area but also important not to alienate areas that have existed and built the precinct up.</li> <li>Protect the Village Green, its buildings and kindergarten. If homeowners must consider the heritage of an area, Council must as well. Support growth but not at the expense of very special community icons.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The character of the City of Unley is unique and highly valued. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed)</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>has not been established. The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
175	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: do not support higher density in Unley</li> <li>Strongly disagree: this should be restricted to Greenhill and Unley Rds</li> <li>Strongly disagree: leave it as it is</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Greenhill and Unley Roads are corridor zones.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
176	D Tonkin	<ul style="list-style-type: none"> <li>Strongly disagree: this may leave Adelaide looking like an Asian city with no CDB and high rise everywhere.</li> <li>Strongly disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
177	Anonymous	<ul style="list-style-type: none"> <li>Agree: developments need to be environmentally sustainable with a high standard of living for the residents. They need ample open space, tree-lined boulevards, roof-top gardens, spacious balconies. Sustainable urban design must be adhered to.</li> <li>Agree: the height should be no more than 5 storeys anywhere in this precinct. Taller would affect the ambience of the area, even with setbacks as suggested. Village Green must be retained along with their cottages.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA in conjunction with existing City Wide provisions encourage sustainable design and greening to be included in developments.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed)</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>

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		<ul style="list-style-type: none"> <li>Agree: paved boulevards with shade structures and trees would enhance the open space of this precinct. Undercroft parking would allow a more vibrant and friendly environment. Collaborate with the State Govt and look into TOD's.</li> </ul>	<p>has not been established.</p> <ul style="list-style-type: none"> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
178	M Green	<ul style="list-style-type: none"> <li>Strongly disagree</li> <li>Strongly disagree: 11 storeys is too tall for Unley</li> <li>Strongly disagree</li> <li>The Unley Kindergarten must be protected as an important part of the community.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted</li> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
179	B Whelan	<ul style="list-style-type: none"> <li>Strongly disagree: concerned with development around the Village Green and kindergarten</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. There is no direct plan for the Village Green cottages. Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>Strongly disagree: taller buildings along Unley Rd are ok but not in the Village Green or at the kindy location</li> <li>Agree: happy with current traffic in Unley but open to changes to improve transportation around the precinct</li> </ul>	<p>as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
180	C & J Short	<ul style="list-style-type: none"> <li>Object to the loss of the Village Green and its cottages for buildings and the redesign and overbuilding of the Soldier’s Memorial Garden and it being renamed the Village Green. This is heartless and disrespectful of the memory of those who served in wars. The proposal results in the significant loss of public amenity and access, loss of green space and destruction of local community icons of our village.</li> <li>We need no more built environment in Unley let alone expensive, privately owned, high density, mixed use constructions that encroach on public space and obliterate the casual and communal atmosphere of our village. Many residents are disappointed that Council would consider building over the Village Green without consideration for the neighbours who have restored their dwellings and increased the value of the area due to their proximity to the Village Green. Residents surrounding this proposal will likely lose value in their properties. Private developers seek to benefit from the investment that local residents have made in their community by building structures that are not sympathetic with the area. High rise is not a village characteristic.</li> <li>Parking issues currently plague the area, particularly at football time.</li> </ul>	<ul style="list-style-type: none"> <li>There is no intention to build over the Soldiers’ Memorial Garden, nor change its use and importance as a place of quiet contemplation and respect nor amalgamate it with the Village Green. Both spaces are to remain as independent areas of green space.</li> <li>The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Property value is a complex topic with many variables associated and impacts that are experienced on an individual basis. The DPA is a public policy instrument that is not directly related to values. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ Council is custodian to the most beautiful and desired district in South Australia full of residents who have chosen Unley for what it is currently</li> </ul>	<p>transport issues are dependent on cross-governmental co-operation</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
181	D Sutton	<ul style="list-style-type: none"> <li>▪ Strongly disagree: what do you mean by re-invigoration? Why does it need it? Higher density does not belong in Unley Central. There are more suitable locations. Open space, light etc would be lost if it is surrounded by 5 storeys.</li> <li>▪ Strongly disagree: taller buildings do not belong here. This question is worded poorly. This number of apartments will have huge impacts on the surrounding area. How can you minimise the impact of an 11 storey building across the road from your house? There will be increased traffic issues from apartments and their cars in our narrow streets.</li> <li>▪ Agree: this question is poorly worded. I want to know the “changing needs” of the area.</li> <li>▪ This is a bad plan for Unley, poorly justified and aimed at profiting developers. There will be an oversupply of apartments, it will ruin our open space which will become backyards for apartments and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ Noted</li> <li>▪ Noted. DPA reflects State and Local strategies, including population growth. The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		change the character of our village to Manhattan. Historic buildings must be retained and celebrated. How would you feel if this was happening in your street?	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
182	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: do not support higher densities in a Council area that already struggles to service the existing ratepayer population.</li> <li>Strongly disagree: high rise buildings are not a positive experience for pedestrians</li> <li>Strongly disagree: traffic management is an on-going issue for this Council and pedestrian comfort can be dealt with best outside of a DPA</li> <li>Green space in the UCP must be preserved. It is not acceptable to lose this open space which is a heavily utilised asset.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
183	K Kemp	<ul style="list-style-type: none"> <li>Strong concern regarding the redevelopment particularly about demolishing the Village Green cottages and the kindergarten. This is an important place for our community. There will be a massive outcry from the community if this closure goes ahead.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. There is no direct plan for the Village Green cottages. Council</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
184	Anonymous	<ul style="list-style-type: none"> <li>Agree and support so long as it is not higher than 2 storeys</li> <li>Strongly disagree: not suited for the precinct, it will look out of place and lead to traffic issues</li> <li>Agree: Unley Rd is already tightly clogged so any development should not worsen this.</li> <li>Support development that does not overpower existing buildings and is in keeping with strict planning guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>Noted. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
185	E Melhuish	<ul style="list-style-type: none"> <li>Support UCP development if: it is developed in a 'French Style' where buildings are no higher than 5 storeys. If it is combined with gardens, trees and walking areas to entice residents outside. If the size of the apartments vary but are not cramped or overcrowded and accessible for all ages. If the development is carried out with style and class, I would be personally interested in living in one. If the developments offer an alternative to a retirement village that do not offer a good return on asset base if they move on.</li> <li>Object to UCP development if: building heights exceed 5 storeys as they are not appropriate for the Unley area. If loud noise is permitted until early</li> </ul>	<ul style="list-style-type: none"> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. The ability for the Centre to accommodate a diverse range of people is fundamental to the DPA and this requires housing diversity.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		hours by hotels or other similar venues on Friday and Saturday nights. If inappropriate trees are planted or regularly pruned and shaped. In New York their trees are well shaped and it adds to the street scene. Trees should be pruned regularly and should be smaller.		
186	P Godfrey	<ul style="list-style-type: none"> <li>▪ Disagree: High rise development puts upward pressure on land values in a 300m radius. This in turn puts pressure on the ability to retain nearby older and historic and character buildings and makes affordable housing less achievable. High rise buildings that contain everything you need do not encourage people to encounter others and get human contact and de-emphasise community.</li> <li>▪ Disagree: people living above the 5<sup>th</sup> storey are out of touch with the ground level events which is at odds with the Council’s principle of creating socially engaging public realms. At 5 storeys you can see people’s faces out of windows but higher than this and you lose human-scale.</li> <li>▪ Strongly disagree: parking and traffic congestion are already problems with the existing 2 storey buildings. High rise will only increase this pressure. Alternative transport is a nice idea but people prefer cars to shop and increased cars put pressure of bikes and pedestrians and vice-versa.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
187	J Fensom	<ul style="list-style-type: none"> <li>▪ General principles sound ok but the application of them is concerning. The principles cannot be taken as carte blanche for letting Council do as it wishes in this area. All development plans must be submitted to community and not rubber stamped just because they meet the principles.</li> <li>▪ Agree: furthermore, the information presented is confusing, if not misleading.</li> <li>▪ Can the Village Green be conserved albeit</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. All developments will need to be assessed by the relevant authority against the Development Act, Regulations and Development Plans as appropriate.</li> <li>▪ The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information.</li> <li>▪ Noted. Following submissions received, an</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>“reconfigured” if it is to accommodate 8 storeys as the concept plan suggests. The Village Green must be retained as ground level open space.</p> <ul style="list-style-type: none"> <li>Strongly agree</li> <li>No encroachment on existing open space. Historic building protection needs greater priority.</li> </ul>	<p>objective of the DPA has been strengthened to emphasise the retention of the Village Green at ground level.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>reflect reduced building heights in some areas.</p>
188	J Luscombe	<ul style="list-style-type: none"> <li>Strongly disagree / strongly disagree / strongly disagree</li> <li>Unley Rd traffic is a nightmare</li> <li>Who pays for all of this?</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>The DPA has been undertaken by the City of Unley. Development on private sites will be funded by the land owners.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
189	Anonymous	<ul style="list-style-type: none"> <li>Disagree / Disagree / Agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
190	J Thompson	<ul style="list-style-type: none"> <li>Strongly disagree / Strongly disagree / Disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
191	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: preserve the Unley historic buildings like the churches and kindergarten cottage</li> <li>Disagree: Unley is good as it is</li> <li>Agree</li> <li>Unley is beautiful as it is. Change causes money loss and loss of precious places</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>Noted</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			to Attachment F of the SCPA report	
192	Prof J Crowther	<ul style="list-style-type: none"> <li>▪ Strongly disagree: Unley is already pleasant to live in with most needs catered for. The area is low-rise and attractive with sandstone villas, gardens and leafy streets. High rise is out of character with the existing buildings creating more traffic on already busy roads particularly in peak</li> <li>▪ Strongly disagree: sceptical of the chances of getting high quality buildings. Developers cram in apartments to maximise profit. High rise residential 1960's buildings in Glasgow were demolished as they were too expensive to maintain and became slums. These have been replaced by better quality 4 and 5 storey buildings.</li> <li>▪ Strongly disagree: no tram on Unley Rd</li> <li>▪ Housing on the southern side of Thomas St will be overshadowed by an out of character building and will lose amenity from looking at it and losing view of sky. Tables and diagrams produced show the sun will often be blocked by the proposed buildings caused by the building heights and setbacks. The Thomas St elevation appears to be set at 40 degrees but it should be 30. The height the plane should start from should be 2m, not 3m.</li> <li>▪ Thomas should not be used as an access street for the commercial or residential developments as it is too narrow and will impact amenity for the Thomas st residents. Parking in the area will be much harder.</li> <li>▪ The fate of heritage items is of concern. Concern for other character buildings that are also at risk in various streets included in this zone.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>▪ Noted.</li> <li>▪ Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. There has been a slight adjustment of the angle used to establish the 30 degree plane for the Thomas Street frontage which has lessened the overshadowing impacts for properties opposite. In addition to this, building heights have been reduced and setbacks have been increased.</li> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>▪ The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			<p>no plans for either the demolition or retention of the cottages.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
193	T Hurr	<ul style="list-style-type: none"> <li>Preserve what we've got already. Opposed to loss of open space, loss of kindergarten, increased wind and shade, buildings that are out of character with the character of the area, huge cost to ratepayers, increases to insurance and electricity costs and rates that go up faster than wages, buildings taller than 2 storeys, the risk of these apartments not selling. The Air apartments and the old hospital in Rose Park are out of character so should be prevented from happening again.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
194	Anonymous	<ul style="list-style-type: none"> <li>Disagree: Unley kindergarten should stay in its current location. The undeveloped area is nice and relaxed and works well for the community.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. There is no direct plan for the Village Green cottages. Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the</li> </ul>

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		<ul style="list-style-type: none"> <li>Strongly disagree: do not wish to see tall buildings or residential buildings in this area</li> <li>Agree: pedestrian areas are appalling especially with a pram or trolley</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p>
195	M & B Ireland	<ul style="list-style-type: none"> <li>Concerned with this radical change. Village Green and villas should remain un-touched to retain Unley's special character.</li> <li>No high rise in the civic precinct- buildings on Unley Rd should be 3 storeys on the eastern side and 7 storeys on the west, but well-setback with 30 degree angle with plenty of green space around them.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many of the cottages on the Village Green are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Noted. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
196	C Harmstorf	<ul style="list-style-type: none"> <li>German cities value greenery and it creates beauty. As a city on the edge of a desert it is unwise to cut</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Existing City Wide policies capture vegetation and greening as an important pursuit.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>down trees and only rarely replace them but not with trees but with shrubs that provide no cooling or habitat</p> <ul style="list-style-type: none"> <li>German cities value their heritage for visitors but also residents to give them a sense of belonging to the place. These old buildings can never come again so must be protected, even as a young city, our old buildings tell us who we are and where we've come from.</li> <li>Concerned that new buildings will be improperly constructed and offer no relation to our environment.</li> </ul>	<p>The DPA is designed to reinforce these policies in this zone.</p> <ul style="list-style-type: none"> <li>The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area.</li> <li>Noted. Heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
197	Prof A Crowther	<ul style="list-style-type: none"> <li>Strongly disagree: Unley should resist the State government's poorly conceived plans for population growth. There are more appropriate sites for population density in half-hour locations from the CBD on brownfield sites and Bowden is a good example. Sacrificing historic areas is a mistake which will be regretted. These plans will not help attract visitors</li> <li>Strongly disagree: 1. Unley has no power to compel high quality or efficient development if the State Government intervenes. Most high rise in Adelaide is poor quality or, otherwise, very expensive. 2. Apartments that may be affordable in the beginning are difficult to maintain in the future and become deteriorated into slums unless there is a pricey maintenance scheme. 3. The buildings will be of an inappropriate scale and will not be human-scaled to relate to the street. 4 or 5 storeys allow neighbourliness and walking up stairs if power cuts happen. They are less expensive to maintain. 4. Destruction of the old buildings is not appropriate as they provide character to the area and local pride.</li> </ul>	<ul style="list-style-type: none"> <li>DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government's push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community's voice. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>Noted. The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community. As a result of submissions, building heights in some areas will be reduced.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

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		<p>The Village Green and the Soldiers’ Memorial Garden will be turned into backyards of apartment buildings yet maintained at ratepayer expense. Trees will only buffer so much. Mornington House should be a visitor centre. 5. The buildings will cast shadow over dwellings in Thomas St and over the SM Gardens.</p> <ul style="list-style-type: none"> <li>Strongly disagree: in reality residents will not change their car reliance unless better transport options are provided first. People need to go to other places than the CBD which is difficult without a car and even the CBD is hard without a car on the weekends or at night. Insufficient parking will lead to heavy on-street parking and Council has no ability to encourage public transport. Providing space for cyclists is supported.</li> <li>Unley shopping centre would benefit from a major overhaul and not many would object to taller buildings here but 5 storeys is more appropriate, same for the buildings in the Target area. I oppose the unnecessary heights that will be an eyesore in a heritage area. Oppose the destruction of the Village Green which will be a back-step for tourism.</li> </ul>	<p>There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Cycling is a priority for the City of Unley. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
198	Anonymous	<ul style="list-style-type: none"> <li>Disagree: Unley’s village feel is important to retain. If it is changed, it can never return. The historic villas must be retained.</li> <li>Strongly disagree: overshadowing on narrow streets will change the environment for trees and uninviting areas will be created. There is a “them and us” attitude of the Council and its residents which</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The character of the City of Unley is unique and highly valued. The use of the villas associated with the Village Green is not directly a DPA matter. The DPA does protect Heritage Listed items but it cannot be prescriptive to the use of specific sites, rather, providing a framework of opportunities for the area. Many are not Heritage listed, however, there are no plans for either the demolition or retention of the cottages.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as</li> </ul>

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		<p>should be shaken up.</p> <ul style="list-style-type: none"> <li>Disagree</li> <li>If this proposal goes ahead it will show Council has no regard for historic buildings and it will then be hypocritical to refuse other property owners for wanting to do the same thing.</li> </ul>	<p>development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>The District Centre Zone has different requirements to a residential zone, however, heritage protection and sympathetic design of a high quality are fundamental in the DPA.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>ground level open space.</p>
199	D & E Bleby	<ul style="list-style-type: none"> <li>Strongly agree: a major concert hall should be included in the proposal for the Unley Orchestra and because the Adelaide CBD lacks a great facility.</li> <li>Strongly agree</li> <li>Strongly agree: 1. Serious consideration to the construction of a pedestrian tunnel and shops under Unley Rd across the West and East before further development renders such infrastructure impractical to construct. 2. Serious consideration must be given to parking and infrastructure issues as well as to ensure appropriate traffic flow on Unley Rd</li> <li>1. The concept map for heights is misleading and difficult.</li> <li>2. Western boundary of the DC Zone should extend north in line with Beech Ave up to Mary St to enable greater area of medium height buildings rather than narrow strip on the west side of Unley Rd north of Arthur St. This will allow future development. 3. Extend the boundaries along Rugby St up to Marion street for the same reasons</li> </ul>	<ul style="list-style-type: none"> <li>Noted. A Concert hall would be considered appropriate in this zone as 'Entertainment Venue' is an envisaged use. The DPA cannot prescribe specific details of developments; providing the framework of opportunities only.</li> <li>Noted.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Cycling is a priority for the City of Unley. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas. It is noted that the colour coding was not clear on the Concept Plan and that is being addressed</li> <li>Noted. The Zone boundary is considered appropriate as outlined in the DPA as the extensions as proposed would not be likely to be effective due to multiple ownership &amp; small sites.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No DPA amendment proposed.</li> </ul>
200		<ul style="list-style-type: none"> <li>Disagree: Oxford Tce is used as a major access/entry point for Unley Rd which will mean that traffic will divert to other streets. This proposal runs</li> </ul>	<ul style="list-style-type: none"> <li>The specific details of the future of Unley's road system are the matter for additional traffic/transport strategies, which, while being</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>the risk of harming those who currently live in the area for the sake of looking attractive to investors. 5 and 8 storeys over the Village Green is a terrible idea. How will roads cope with increased traffic?</p> <ul style="list-style-type: none"> <li>Strongly disagree: High rise is not necessary in Unley as it is better suited to the CBD. Tall buildings would change the character of the area, compromise the sense of space and the village living lifestyle. Where will the children go to school?</li> <li>Strongly disagree: No train on Unley Rd. what we have for pedestrian and cycling links are fine.</li> <li>Only greed and short-sightedness drives the proposal for tall buildings. Embrace the beautiful old buildings and sky and what we already have. I don't want to live in a high rise Unley.</li> </ul>	<p>considered in preparing the DPA, it will primarily be considered in the development of a traffic/transport strategy. Many of the traffic and transport issues are dependent on cross-governmental co-operation</p> <ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Noted.</li> <li>Noted. The character of the City of Unley is unique and highly valued.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>recommended actions on specific topics.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
201	M J Rudd	<ul style="list-style-type: none"> <li>Strongly disagree / strongly disagree / strongly disagree</li> <li>Preserve and retain the Village Green and the villas for visual amenity and much more relevance to the area than modern development. High rise proposal is appalling. 5 storeys to the western side and 3 storeys to the eastern side. 30 degree plane and setbacks should be applied to all buildings to retain a desirable amenity for all generations.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted. The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height</li> </ul>



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			<p>provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p>
202	Anonymous	<ul style="list-style-type: none"> <li>Disagree: with higher densities</li> <li>Strongly disagree: with taller buildings</li> </ul> <ul style="list-style-type: none"> <li>Agree: provided taller buildings are not included in the plan</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
203	J Pedoulas	<ul style="list-style-type: none"> <li>Strongly disagree: high rise is not appropriate as it does not fit with Unley’s historic buildings. There are more appropriate sites for this like the Le Cornu site.</li> <li>Strongly disagree: taller buildings will not prioritise a pedestrian area or the local community around us. Taller buildings will increase potential impacts and disintegrate the current beauty of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly disagree: there is no need to increase transport options. Bus service and bike lanes are sufficient as they are</li> <li>No high rise in beautiful Unley. Council has an obligation to protect the community and listen to the requirements and choices of the people who live here. Community should not be ignored and the reputation of Unley should not be destroyed.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
204	R Freak	<ul style="list-style-type: none"> <li>Please do not approve this proposal which will denigrate the sacrosanct Village Green and surrounds. We pay a considerable amount of rates and have trust in elected members to do the right thing. Children revel in exploring the Village Green and villas. The green is a beautiful and characterful green space which is important for the development of children and our grandchildren. Having a view to the Village Green and its ambient environment is important for my daily life now that I am a quadriplegic. I feel like a custodian of the Village Green which is a space that holds many important functions, one being my own wedding under the windmill, and it is in high use every day. I am dubious about the word “reconfigure” for the Village Green. Who will be consulted and how will we be involved in future plans?</li> <li>Concerned with noise and overlooking from taller buildings encroaching on private open space</li> <li>Parking is a huge issue already and it would be totally unworkable if population was to increase.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community and that these important places hold memories and sentimentality for many people. It is not the intention of the DPA to threaten this.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Cycling is a priority for the City of Unley. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ Moving away is not feasible as my dwelling has been set up to support my life at home.</li> <li>▪ This proposal will destroy the heart of Unley and its unique character. The historic villas have their own community and environment around them which would be lost in a multi storey building.</li> <li>▪ There are other better suited sites such as the Le Cornu site</li> <li>▪ Unley Rd should be restricted to 3 storeys on the east and 5 storeys on the west.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. There is no intention for civic or community services or functions to be moved from the area. The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>▪ Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
205	V G Nairn	<ul style="list-style-type: none"> <li>▪ The DPA Guiding Principles are sensible but aspects are inappropriate. Unley is an inner suburb of Adelaide, not Paris or London or Los Angeles.</li> <li>▪ Oppose 11 storeys and even 7 storeys seems inappropriate when it is an arterial road with limited amenity. Noise and air pollution is intolerable. 7 and 5 storeys is more appropriate to maintain contact with the street.</li> <li>▪ Design measures to lessen climate change are not prioritised.</li> <li>▪ Support varied setbacks at ground level for wider footpaths. Pedestrian links should be ground level to assist those with disabilities and gophers. Taller buildings do need to be setback to maintain openness as the space between buildings is as important as the buildings themselves.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ Movement of goods and people within and through the precinct is already an issue which will increase. State Government needs to put in necessary planning and infrastructure first and not after the fact like done in Perth. Public transport needs more investment.</li> <li>▪ Support affordable housing but it must be of excellent design and materials.</li> <li>▪ Urge Councillors not to yield to the minister.</li> <li>▪ Disagree with the Mayor that the 'civic side' is a great area to start reinvigorating Unley. The Mayor's catalyst design is ridiculous and Councillors must vote against it.</li> <li>▪ There is history around the Village Green of it being threatened for demolition since the 60's which is why FOCUS was formed. The Village Green is a precious open space in a city with limited open space. What does 'reconfigure' mean exactly? The Village Green should not be available to business. So many people of all ages use this park and it must be protected.</li> <li>▪ (historical photographs attached)</li> </ul>	<p>of all are considered.</p> <ul style="list-style-type: none"> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Cycling is a priority for the City of Unley. Many of the traffic and transport issues are dependent on cross-governmental co-operation</li> <li>▪ Noted. The DPA places emphasis on the high standard of design required for new developments. Affordable housing must be provided in significant developments</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ The character of the City of Unley is unique and highly valued. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
206	E R Hobbin	<ul style="list-style-type: none"> <li>▪ Object to 11 storey heights on the perimeter of the Village Green which will be out of character with the heritage buildings and cause shading of the green environment.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed)</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as</li> </ul>

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		<ul style="list-style-type: none"> <li>Developments that add to the problems of traffic on Unley Rd should be discouraged. The road is inadequate at peak times.</li> </ul>	<p>has not been established.</p> <ul style="list-style-type: none"> <li>Noted. Traffic/transport investigations have been taken into account in the DPA yet the details of such continue</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>ground level open space.</p>
207	W Jones	<ul style="list-style-type: none"> <li>Open green space must be maintained, retained and prioritised. Any reconfiguration must address this.</li> <li>No high rise on the 'civic' precinct. 5 storey height is more appropriate with large setbacks in the DPA area.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
208	J Edwards	<ul style="list-style-type: none"> <li>Opposed to overshadowing caused by high rise into property on southern side of Thomas St. Many high rise buildings in the eastern states are not fully occupied. If apartments are built, they will be for students etc and they will become slums.</li> <li>Thomas St is already narrow and will be near impossible to use once traffic increases due to apartments. Unley Rd is also very busy and cannot cope with more traffic.</li> <li>Unley's village feel which is an attraction to many, will be lost.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>For further discussion on these topics, please refer</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			to Attachment F of the SCPA report	
209	L Hewitson	<ul style="list-style-type: none"> <li>Disagree: I reside next to the District Centre Zone and have concerns about the high density apartments due to the traffic congestion on and around Unley Rd which will likely worsen.</li> <li>Disagree: taller buildings will affect our standard of living as the sky and sunset will no longer be available to see from our back garden.</li> <li>Strongly agree: would like more consideration to walking and cycling in Unley</li> <li>The shopping centre is an obvious location for redevelopment and welcome the removal of the carpark out the front as this is a barrier for pedestrians and cyclists. This is the site if higher buildings are necessary but it will make for more traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Cycling is a priority for the City of Unley.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
210	A Bogdanowicz	<ul style="list-style-type: none"> <li>The height limits are excessively high allowing out of scale development in this Unley setting with excessive demands on infrastructure. Buildings on Unley Rd are 1-2 storeys high with increases of over 400% each side. These developments will be an eyesore, will overshadow nearby residences and will be out of scale and disfigure the urban environment. Adjacent heritage will be dwarfed. 5 storeys on the west and 3 storeys on the east is appropriate for the area and existing buildings.</li> <li>Poor traffic flow and parking issues in the area have not been resolved and new development in the area will compound these issues. Cycling routes in Unley are substandard and the cycle path along Unley Rd is not safe. Has a traffic impact study been done with the new zoning in mind? Will these be</li> </ul>	<ul style="list-style-type: none"> <li>The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Cycling is a priority for the City of Unley. Many of the traffic and transport issues are dependent on cross-governmental co-</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		incorporated into the LATM? Will State Government fund an upgrade of Unley Rd and associated cycling infrastructure to support this new zoning?	operation <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
211	M La Bella	<ul style="list-style-type: none"> <li>Strongly disagree: High density living should stay in the CBD as those who pay substantially for their homes in Unley do not want the ambience changed or to lose the community feel. The Village Green represents our varied community and is well used.</li> <li>Strongly disagree: developers never get things right. This will increase traffic on Unley Rd and parking will be even harder.</li> <li>Strongly disagree: there are no new progressive transport or pedestrian links in Unley. The community bus route has not changed and east/west connections in the area for all transport is hard. State government must invest in planning for public transport.</li> <li>High rise should not be part of the Unley area which must be treated with respect. We pay substantially for the privilege to live in a low density area so bureaucratic policies should not ruin this or the beautiful area.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces. Further planning is required between levels of government in regard to public transport provision.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
212	J Fryar	<ul style="list-style-type: none"> <li>It is not possible to give proper consideration due to a paucity of reference material. There is no</li> </ul>	<ul style="list-style-type: none"> <li>The DPA has followed a specified and transparent process for public policy to identify</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>reference of the Unley Central Precinct Plan in the fact sheet. The fact sheet displays the Village Green and proposed building heights incorrectly. This makes reasonable submissions difficult.</p> <ul style="list-style-type: none"> <li>▪ The DAC can overrule Council and make buildings higher than the policy so this could happen again.</li> <li>▪ There are issues of transparency around where this DPA has come from. Who initiated it and who is paying for it? There are numerous reports that should be available to the public but are not such as Council minutes where the proposal was approved to begin, environmental and traffic studies etc.</li> <li>▪ Public were not informed that there were extra storeys planned for above the Council chambers.</li> <li>▪ Too much is being proposed for this area as you cannot have high rise as well as preserving heritage.</li> </ul>	<p>the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community’s voice. Many of these documents, where they exist, are available online as part of agendas sent to Council for discussion. The DPA provides broad opportunities for the future of Unley but cannot be predictive about the specific design of buildings.</li> <li>▪ The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>▪ This issue is not a matter for the DPA as such however the two are not considered mutually exclusive</li> </ul>	<p>Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p>



#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>7 storey limit is sufficient to meet the population demand and there are more appropriate locations such as the Le Cornu site.</li> <li>This precinct should be investigated after public transport has been improved.</li> <li>Unley Council has not shown sufficient competence in their design as overlooking and overshadowing of the Village Green.</li> <li>Agree with reducing traffic pollution and noise along Unley Rd.</li> <li>Making the precinct a nice area with fewer cars, nice trees, open space and a village atmosphere is a good idea but the proposal makes all the open spaces cold and unsuitable as places to visit, especially for children.</li> <li>Unley is located near the “Para fault scarp”</li> </ul>	<ul style="list-style-type: none"> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity and safety for pedestrians in the area.</li> <li>Setback policies are designed to minimise the potential for overshadowing. No loss of reserve lands is proposed.</li> <li>Noted.</li> <li>Noted.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
213	D Phillips	<ul style="list-style-type: none"> <li>This plan will destroy the ambience of my home in Beech Ave and alter my way of life and will separate east and west Unley by a canyon.</li> <li>The questions are too jargonistic and designed to confuse the public.</li> <li>This is not a desirable future and I will vote against it.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. Council acknowledges the importance these institutions play in community.</li> <li>The Fact Sheet and brochure were intended to be used in conjunction with the feedback form used to receive comments back with phrases to prompt discussion.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
				some areas.
214	P Horwood	<ul style="list-style-type: none"> <li>Strongly disagree: Unley is unique and a desirable council region. The proposal attacks the amenity and community spirit and values. There have been other similar developments that have decimated regions when they were supposed to enhance them.</li> <li>Strongly disagree: high rise will be low grade apartments and the proposal trashes on the unique community that Unley has established.</li> <li>This is an obvious question (on the feedback sheet) and it is Council’s duty to provide for this.</li> <li>If UCC supports this it will repeal its support of upholding this area as it exists. The population increases must be absorbed by a much larger area than the UCP.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. Council acknowledges the importance these institutions play in community.</li> <li>Noted</li> <li>Noted.</li> <li>The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>
215	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree / Strongly disagree</li> <li>Disagree: what are the costs involved? Will it really be a significant improvement to linkages?</li> <li>Serious concerns: increased traffic on already congested narrow roads and lack of parking</li> <li>Financial viability. It is unlikely that there will be affordable housing or housing for the aged in an expensive area like this. Will there be an apartment glut?</li> <li>Where will Council staff go and where will its meetings be held if the Council building and</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. The DPA is an instrument of public policy. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. It is a key criteria of the DPA that linkages throughout the precinct are enhanced.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity and safety for pedestrians in the area.</li> <li>This issue is considerably ‘market-based’ and is not a matter for the DPA as such. However, affordable housing must be provided in significant developments.</li> <li>There is no intention for civic or community services or functions to be moved from the area.</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>grounds are sold off? Is there a new building planned? At what cost?</p> <ul style="list-style-type: none"> <li>Night time activities are not necessary as the surrounding areas provide plenty already.</li> </ul>	<p>The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
216	J Haslam	<p>Given the discussion at the FOCUS meeting I advise of the following:</p> <ul style="list-style-type: none"> <li>Members of the community are poorly informed about the nature and content of the DPA which is resulting in misunderstandings and concern particularly around overshadowing from the tall buildings.</li> <li>The response and understanding by the public and Council members/Councillors/Mayor about the Village Green and its representation in the concept maps is limited and not confidence-building. No one understands what 'reconfigured' means.</li> <li>The Village Green and civic centre area is a crucial component to Unley and important for the DPA structure. Given the community's concerns, further community consultation must take place.</li> <li>Many people refer to the failed Cremorne Plaza and the Le Cornu site as well as only referencing "11 storey buildings" which identifies the public does not understand the areas or concepts the DPA addresses. This shows the consultation has failed to engage and should be reworked, re-engaged and extended.</li> <li><b>BUILDING HEIGHT:</b> Object to 5 storeys on 'civic' area due to impacts on the Village Green, views of the church and town hall, community feel. Oppose the 5 storeys on the zone boundary of the southern side of Oxford st. The lower height to match the northern side of Oxford st is more appropriate. West side of Unley Rd should be limited to 7 storey maximum. Any taller would be visually unacceptable and would make wind tunnels and obliterate views</li> </ul>	<ul style="list-style-type: none"> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted.</li> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed.</li> <li>Noted</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>of the hills for those who live further west (like what happened when Walford redeveloped). Support that there is a height difference between the east and west side to reduce “canyon” effects.</p> <ul style="list-style-type: none"> <li>▪ The zone boundary should extend to include the properties on the southern side of Frederick st to share the development burden away from the Village Green.</li> <li>▪ ENVELOPE: Support the 30 degree building envelopes and setbacks from residential land uses. The diagrams are clear and important to be retained.</li> <li>▪ TRAFFIC: Discussions around traffic considerations from the DPA changes is inadequate. The information provided focussed (in jargonistic terms) around the carparking only. It needed to be clearer information and include what changes might be expected over the short to medium term and if there are to be road closures, traffic signals, extension of Mornington Rd, an east-west link from Edmund to Thomas or one-way for Oxford? None of these issues were addressed. Council knew from previous consultation that these topics were important.</li> <li>▪ ENVIRONMENT: the information regarding environmental issues is limited and no proposals for new developments to incorporate ‘green’ concepts. There is no information on stormwater collection or reuse, public open space, surface permeability, roof gardens or botanical provisions. The same information that is needed for the traffic topic must be provided for environmental topics.</li> <li>▪ CONSULTATION: poor timing of the distribution of the information to residents, inadequate distribution throughout the city, insufficient use of prominent advertisements and local media, undue reliance on websites, the Messenger and on the Council’s</li> </ul>	<p>appropriate for such development in some areas.</p> <ul style="list-style-type: none"> <li>▪ Noted. The Zone boundary is considered appropriate as outlined in the DPA as the extensions as proposed would not be likely to be effective due to multiple ownership &amp; small sites.</li> <li>▪ Noted.</li> <li>▪ Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity and safety for pedestrians in the area.</li> <li>▪ Noted. Existing City Wide policies capture vegetation and greening as an important pursuit. The DPA is designed to reinforce these policies in this zone.</li> <li>▪ Noted. The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send</li> </ul>	

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		<p>magazine. The traditional forms of engagement and media channels that Council has used are not sufficient for engaging community with serious, major policy issues. People who are older or more interested in policy issues tend to avoid hip and trendy media forms so using these to engage with all of the community, those who are interested miss the communication. This explains the low level of knowledge and understanding of the DPA amongst the community. There must be a publicly accessible, easily understood discussion around all of the DPA issues that is easier to understand than what has been provided. The absence of such is a serious shortcoming. The language used in the consultation is not user friendly and should have been simplified as the fact sheet and principles are not understood easily.</p>	<p>out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
217	J Jahmes-Freak	<ul style="list-style-type: none"> <li>I live in very close proximity to the Village Green so am worried and disappointed by the lack of appreciation for this valued place and the unique look and feel of this area. The Village Green is where we held our wedding so it holds much sentiment for me but is also highly utilised at all times of the day for a number of events and uses. It must be retained as an important bit of green open space and link to Unley Rd and the Council facilities.</li> <li>Development must only take place if it is consistent with the village heritage and unique character of the area. All heritage buildings and cottages must be</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. Council acknowledges the importance civic institutions play in our community and that these important places hold memories and sentimentality for many people. It is not the intention of the DPA to threaten this.</li> <li>Noted. Sympathetic and high design standards are required with new developments. Existing City Wide policies capture vegetation and greening as</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>Minor amendment to some building setback distances are proposed.</li> </ul>

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		<p>retained. Developments must not be all the same as everywhere else and must enhance our character buildings and environment</p> <ul style="list-style-type: none"> <li>▪ 3 storeys on east side of Unley Rd and 5 storeys west side Unley Rd. Setbacks of 5 metres to encourage safe pedestrian traffic and preserve current vistas</li> <li>▪ Object to 2, 5, 8 storeys on the Village Green as our quality of life would be significantly altered for the worse. Privacy and security would be impacted. There may be glare from windows and noise created from people, cars, services and air-conditioners all also creating infrastructure issues.</li> <li>▪ Parking is already an issue. Our carers, visitors and workers already struggle to find a park close by. If underground parking is included, it will impact the root systems of trees and impact their health.</li> <li>▪ Lighting is important for pedestrian and cyclist safety but advertising lighting should be limited in side streets.</li> </ul>	<p>an important pursuit. The DPA is designed to reinforce these policies in this zone.</p> <ul style="list-style-type: none"> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity and safety for pedestrians in the area.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
218	FOCUS	<ul style="list-style-type: none"> <li>▪ It is important to protect the character of this area and village character</li> <li>▪ CONSULTATION: disappointed with the consultation process. This plan affects everyone in the City of Unley, not just those surrounding the DPA area. The flier in the rates notice was too brief and the consultation sessions were held early in the consultation during school holidays before many could work out what was planned. The feedback sheet does not detail the proposals with confusing statements. Finding the information on the website was difficult and the yoursay feedback is online only.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The character of the City of Unley is unique and highly valued.</li> <li>▪ Noted. The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ HERITAGE: FOCUS advocates for preservation of all heritage buildings or the adaptation for contemporary use which enhances the heritage value and character of important historic buildings in the city along with having practical outcomes including job creation for skilled building restorers.</li> <li>▪ The existing historic buildings surrounding the Village Green all contribute to the village feel of the area. The cottages in Edmund Ave have greater significance as a group and complement the buildings opposite so should be retained. The Council building is a model of unobtrusiveness and should be placed on the local listing for its heritage significance.</li> <li>▪ Oppose inappropriate new development in the ‘civic’ area. The Village Green should remain open space and not a forecourt for high-rise buildings. Council’s role is to provide and preserve open space for residents which will be more important with a bigger and denser population. There should be a levy on developers to fund an increase in public land.</li> <li>▪ Soldiers’ Memorial Gardens’ significance must be respected as must the history of Mornington House.</li> <li>▪ BUILDING HEIGHT: demand of population increases can be met with 3-7 storey buildings an advocate the following: 7 storeys (25m inc roof) height limit on west side of Unley Rd but prefer 5 storey development to encourage community and connection to the street; 3 storeys (12m inc roof) height limit on east side of Unley Rd; retain 30</li> </ul>	<p>comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</p> <ul style="list-style-type: none"> <li>▪ Noted. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed.</li> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. Many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>▪ Noted</li> <li>▪ Noted.</li> <li>▪ The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Building</li> </ul>	

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		<p>degree angle; acceptable setbacks on Unley Rd</p> <ul style="list-style-type: none"> <li>TRAFFIC: concerned by traffic volume on and access to Unley Rd. Government has not addressed infrastructure issues such as public transport, schools, kindergartens and childcare. These must be considered in the DPA.</li> <li>Aware of the pressure on Unley Council but believe it can meet targets without 11 storey buildings, without building on the Village Green and without destroying amenity, character and heritage of Unley.</li> <li>Summary of the principle comments raised at the FOCUS meeting provided as attachment</li> </ul>	<p>heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development. Heights greater than 3 storeys are considered appropriate in the Civic Precinct provided impacts are managed. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
219	C Kneebone and L Bamford	<ul style="list-style-type: none"> <li>Oppose the plan as it will detract from the ambience and amenity of the heart of the city rather than enhance it. Particularly oppose the high rise residential development, the loss of heritage buildings, Unley kindergarten and loss of green space of the Village Green.</li> <li>Across the world, the most desirable</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed.</li> <li>Noted. There is no direct plan for the cottages.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



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		<p>neighbourhoods are low-rise with leafy streets and close to open spaces or water. We must learn lessons from elsewhere and keep development to modest heights and keep open spaces. The charm and character of this area must be preserved through the historic buildings, our community kindy and open space. The community is so important and feel this development with losing the kindergarten, Village Green and cottages will destroy the community feel. Any development in this area should only expand on the history and community activities.</p> <ul style="list-style-type: none"> <li>▪ Reduced car parking requirements will lead to major problems in our side streets and could kill retail in these developments. Residents will need their own cars as public transport is not sufficient. Unley Rd will remain a major arterial road for high volumes of traffic. Traffic restrictions on Unley Rd will clog Unley Rd and impact king William rd and Duthy St.</li> </ul>	<p>Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone, as are community facilities.</p> <ul style="list-style-type: none"> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
220	M Rumbold	<ul style="list-style-type: none"> <li>▪ Object to building heights planned in the DPA. Maximum 5 storeys would be better but 3 storeys is ideal for this area to accommodate the population increase and to support the businesses. These heights allow connection to the street and community to develop. The building envelope at 30 degrees (which should begin from a 2 meter height) is critical to minimise impacts. High rise can create canyons of pollution. This proposal should be more modest with 3 storeys as a maximum height and the retention of the Village Green and cottages with development confined to street boundaries.</li> <li>▪ Buildings need to be of high quality materials with green design and vegetation. What are the environmental controls? Council must ensure buildings do not become slums in the future.</li> <li>▪ The Village Green and cottages contribute to the village character of Unley as do the other heritage</li> </ul>	<ul style="list-style-type: none"> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Noted. Sympathetic and high design standards are required with new developments. Existing City Wide policies capture vegetation and greening as an important pursuit. The DPA is designed to reinforce these policies in this zone.</li> <li>▪ Noted. The DPA does raise the potential for reconfiguration (not loss) of the current location /</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>

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		<p>buildings which all mark the cultural centre of Unley. Object to any reduction of, or high rise buildings on, the Village Green as Unley has limited public open space and green space and will be even more important if there are apartments in the vicinity. It is not good enough to have developers profit off of this land which ratepayers purchased when there is no demand for this accommodation.</p> <ul style="list-style-type: none"> <li>Is there a transport investigation associated with this DPA and where will parking be provided for the apartments?</li> </ul>	<p>shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>reconfigured equivalent as ground level open space.</p>
221	R McMahon	<ul style="list-style-type: none"> <li>Strongly disagree: do not support community land turning into residential buildings. There is already a strong community here. Happy for a diversity of uses but these are already present. This proposal would create a destruction of the area's amenity. Unley Rd is already completely saturated with traffic. There should be no development without a completely changed transport system.</li> <li>Strongly disagree: pedestrian access is currently good so what does "prioritising the pedestrian experience" mean? Taller buildings are completely out of character with the street profile. This question does not address traffic issues at all and is difficult to read.</li> <li>Strongly disagree: what are the changing needs of Unley? What are the alternative transport plans? What are more comfortable pedestrian links? The fact sheet has no information on the traffic study or road usage. Impact studies and a transport strategy must be linked with this DPA.</li> <li>This proposal, with respect to the 'civic' side is unacceptable. These community assets are being alienated under this proposal with no benefit to community. Community needs an opportunity to</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. Much of this is dependent upon building forms to allow for footpaths and open spaces.</li> <li>Noted. The Fact Sheet and brochure were intended to be used in conjunction with the feedback form used to receive comments back with phrases to prompt discussion.</li> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community,</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		vote on this, given it is so extreme via a Council election or plebiscite.	<p>legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. Each submission received is treated equally and on the issues provided.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
222	I Wrigley	<ul style="list-style-type: none"> <li>Resident on number of occasions in the DPA area with family in this area too.</li> <li>Strongly object to structures between 2 and 8 storeys on the Village Green and the Green’s reconfiguration. The DPA should be amended to prevent this type of development. A dangerous precedent will be set if the Village Green is not protected in the DPA that will see the demolition of many more heritage buildings as it would be hypocritical of Council to refuse others to do what they have done.</li> <li>Unley does not need high rise buildings everywhere as it is not a large European city.</li> <li>This is an utterly unique civic site and an established and true village feel. Lane Cove in Sydney is redeveloping a carpark to create more public open space.</li> <li>The only result of this catalyst development will be a loss of heritage buildings and short term profit for developers as the market is not ready for business or commercial land owners to act on the proposal.</li> <li>Council employees should be moved into empty shopfronts and business premises. This would free up the civic centre for the library and museum and other community uses.</li> <li>There are more appropriate sites like the Le Cornu site</li> <li>There is a lot of dissatisfaction amongst residents</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established.</li> <li>The character of the City of Unley is unique and highly valued.</li> <li>Noted</li> <li>The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>Noted.</li> <li>Other locations are also appropriate but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>Noted</li> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<p>which replicates history of when this site was previously under threat of development from Council many years ago.</p> <ul style="list-style-type: none"> <li>Community feels as though the Council thinks this is a 'done deal' and that consultation is merely tokenistic as there is already a timeframe to send this off again to the minister. Community's objections should be heard and acted on. The consultation around this DPA has had issues with less than useful information and comments attributed to Councillors and staffers appeared quite disingenuous.</li> <li>The DPA must better address traffic and transport issues and not put development in before the transport options. Traffic must be carefully handled when near schools and the kindergartens and the opening of some cul-de-sacs better considered due to their impacts. Car parking pressures are already high and will likely increase if these developments go ahead, especially the residences.</li> <li>The colour coding of the Concept Plan for building heights is confusing and misleading in regards to the current use as a Village Green and its proposed use as 8 storey buildings. This seems to be on purpose to mask the real impacts.</li> </ul>	<p>future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. Each submission received is treated equally and on the issues provided.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas. It is noted that the colour coding was not clear on the Concept Plan and that is being addressed</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
223	Future Urban Group for Optage Pty Ltd	<ul style="list-style-type: none"> <li>Optage own the land comprising Target and the rear carpark at 170 Unley Rd.</li> <li>Optage has prepared a concept plan which emphasises the integration of adjoining sites to allow better pedestrian and vehicular access and addresses the retail gaps in commercial land uses so as to assist in the stimulation of activity in the area. Residential land uses for the site are supported. The redevelopment of the Optage site is the only opportunity for Arthur and Mary Streets to be linked for car parking and access.</li> <li>The concept plan of the DPA is generally in accordance with the key policies of the District</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

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		<p>Centre Zone but note the following:</p> <ul style="list-style-type: none"> <li>▪ <b>BUILDING HEIGHT:</b> As the Optage site does not have an interface with the residential zone, building height limits on the site could extend beyond 11 storeys, particularly towards Arthur St and Unley Rd which will reinforce the ‘central’ character of the locality as the heart of Unley. With the 30 degree plane, a building height of 15 storeys could be achieved without impacting on neighbouring zones or residential amenity and meeting the intent of the 30 degree plane. The DPA should be amended to allow taller heights if the 30 degree plane can still be met yet capped at 15 storeys. A policy framework that allows taller buildings will encourage buildings to be more slender in appearance, of which there are benefits for comfort, environment and micro-climate, sunlight, visual impact, privacy, views beyond the buildings, resident (existing and future) amenity, ground level linkages and height transition potential.</li> <li>▪ <b>SETBACKS:</b> generally supportive of the setbacks of PDC29 for amenity and comfort however setbacks for the Optage site of between 5 and 11 storeys are too deep and the 3m setback between levels 4-8 and 8m above 8 storeys are too substantial as a lesser setback could achieve the same intent, resulting in loss of development potential for floor areas. Recommend the following: front setbacks should be: 4-8 storeys a setback of 2m and above 8 storeys a setback of 4m.</li> <li>▪ <b>LINKAGES:</b> support desire for pedestrian and vehicular links across the precinct but these could be provided above ground level with footbridges for safety and efficient traffic flow as well as activating upper levels of buildings.</li> <li>▪ <b>TRAM STOP:</b> support this concept and encourage a tram stop out the front of the Optage site as it has numerous benefits for the community.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted</li> </ul>	<p>some areas.</p> <ul style="list-style-type: none"> <li>▪ No amendment to 30 and 40 degree plane recommended.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ SITE AMALGAMATION: the DPA is silent on amalgamation of sites and the associated benefits. There are no incentives to amalgamate which could be extra building height allowances, reduced car parking rates or consolidated/shared service areas etc. Also, rate relief, Council maintained open spaces if pedestrian links are created or occupation of office space by Council are other incentive options, albeit outside the scope of this DPA.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
224	J Morris	<ul style="list-style-type: none"> <li>▪ Strongly agree</li> <li>▪ Agree: the UCP should be extended to include the Unley Oval, to Marion St, to Rugby St and to Langham Tce to allow a three dimensional area in the eastern sector to create a dynamic urban precinct. The UCP should not be limited by traditional boundaries, especially those delineated by back fences. This would help reinvigorate Unley.</li> <li>▪ Strongly agree</li> <li>▪ It is disappointing the building heights between Marion and Oxford on the eastern side of Unley Rd are limited to 5 storeys. To balance the 11 storeys on the western side, 8 storeys on the east would be preferable. The feasibility of developing a project restricted in depth and height is questionable as these narrow sites would also need to provide basement carparking.</li> <li>▪ Height should not be limited by a 30 degree rule. Buildings should be allowed up to 8 storeys with the 30 degrees a consideration, not the determinant of height.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refer to ATTACHMENT B response to sub no. 223</li> <li>▪ No amendment to 30 and 40 degree plane recommended.</li> </ul>
225	G Picariello	<ul style="list-style-type: none"> <li>▪ Strongly disagree / Strongly disagree / Strongly disagree</li> <li>▪ Please do not destroy Unley. I have been living here for 40 years and I now feel forced to move. Ratepayers should be heard as we pay the bills so please leave Unley alone.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
226	J Allender	<ul style="list-style-type: none"> <li>▪ Strongly disagree / Strongly disagree / Strongly</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>disagree</p> <ul style="list-style-type: none"> <li>▪ Unley’s heritage and modern high rise are not compatible.</li> <li>▪ There is a paucity of reference material for this consultation. Nowhere is the Unley Central Precinct Plan mentioned in this consultation or the documents. The Messenger states the heights of buildings in this area will be higher than what is stated in the Fact Sheet which is also incorrect about how it displays the Village Green. If the Fact sheet has these errors, then reasonable submissions are not possible. More time and updated correct information is needed for better consultation.</li> <li>▪ DAC will be involved in the assessment of these developments so it is likely that buildings will be taller than the DPA policies.</li> <li>▪ There are issues of transparency around where this DPA has come from. Who initiated it and who is paying for it?</li> <li>▪ There are numerous reports that should be available to the public but are not, such as Council minutes where the proposal was approved to begin with, environmental, earthquake and traffic studies, reports on population growth, compensation studies or property value studies etc. Public were not informed that there were extra storeys planned for above the Council chambers.</li> <li>▪ Overshadowing of public open spaces and gardens is of concerns which will be worsened by including rooftop gardens on top of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet.</li> <li>▪ Noted.</li> <li>▪ The intent of the DPA is to provide opportunities for the future of the City of Unley following the objectives of the 30 Year Plan for Greater Adelaide.</li> <li>▪ Many of these documents, where they exist, are available online as part of agendas sent to Council for discussion. The DPA provides broad opportunities for the future of Unley but cannot be predictive about the specific design of buildings.</li> <li>▪ Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to</li> </ul>	<p>proposed.</p> <ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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			<p>development applications to ensure the interests of all are considered.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
227	C Moore	<ul style="list-style-type: none"> <li>Strongly disagree: the consultation material tries to conceal the true intent and is difficult to understand, especially for those who struggle with English. Unley Rd is not just a local street, it is a major thoroughfare. The centre does not need reinvigorating as it is fine as it is. What right does an anonymous town planner have to impose their opinion on a privileged community, many of whom have lived here for many years.</li> <li>Strongly disagree: taller buildings impinge on the community with overlooking and shading. The open green spaces must be protected. Council should look back over the reasons why the Village Green and the Council chambers were created in the first place as they are. What deals have been made between developers and elected Councillors?</li> <li>Disagree: doubtful about whether there are changing needs in Unley but either way, they don't require Unley to be altered. Light rail and underground subways are not financially feasible- buses are best. A tram on Unley Rd would create chaos.</li> <li>Where did these ideas start? Whichever level of government is responsible should be replaced.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The intent of the DPA is to provide opportunities for the future of the City of Unley following the objectives of the 30 Year Plan for Greater Adelaide.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. The DPA does not propose the loss of open space and has followed an open and transparent process in keeping with (and exceeding) legislated requirements.</li> <li>Noted. Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
228	D Osborne	<ul style="list-style-type: none"> <li>Agree: this should only be done if heritage features of Unley are retained (Churches, Town Hall, Village Green cottages). This whole 'civic' area is unique and draws people in. It is a calm and characterful area.</li> <li>Agree: disagree with 11 storeys. Greater urban</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. Existing City Wide policies capture</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> </ul>



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		<p>density can be achieved with lower heights. It is too tall next to Unley Rd- creating a canyon effect and a noisy environment. There should be more policies for vegetation to offset heat-bank effect of larger buildings.</p> <ul style="list-style-type: none"> <li>Strongly agree: public transport options need to be investigated to determine if it needs a complete re-design as piece-meal approach won't work. Are the volume of public transport users known from Unley on weekdays and weekends? Is it known where they go? Do public transport routes take them to where they need to go? This is important information.</li> <li>Higher density housing will need large lifts to accommodate for large families with bulky prams, bikes, gophers etc.</li> </ul>	<p>vegetation and greening as an important pursuit. The DPA is designed to reinforce these policies in this zone.</p> <ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
229	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: the Unley Kindergarten must be protected for the benefit of all our community.</li> <li>Strongly disagree: this will result in the loss of community value and cultural heritage</li> <li>Strongly disagree: we like it as it is as a safe and comfortable environment</li> </ul>	<ul style="list-style-type: none"> <li>There is no direct plan for the cottages. Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone.</li> <li>Noted.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
230	P Livingston	<ul style="list-style-type: none"> <li>Appreciate Unley's character homes, established gardens, community environment and ambience, established trees, the Village Green and its cottages. This should all be retained. The cottages and all historic buildings should have cosmetic upgrades such as the bin areas next to the library on Oxford Tce and support cosmetic changes to the Council chambers but not high rise residential</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>buildings in the civic area. This area should remain accessible to all Unley community and remain as it is.</p> <ul style="list-style-type: none"> <li>▪ Height limits on Unley Rd should be more reasonable- 7 storeys on the west and 3 storeys on the east. All building developments need adequate setbacks and the 30 degree envelope.</li> <li>▪ There are better suited locations for reinvigoration and higher density residential: the Unley shopping Centre and the Target/medical/Barzaa sites with height restrictions to ensure sunlight to the Soldiers' Memorial Gardens. The red brick warehouse, the small shopping centre with the Indian restaurant and the building with the auctioneer all on Unley Rd closer to Greenhill Rd as they have no aesthetic or heritage value. Le Cornu is another good site.</li> <li>▪ Please leave the Civic side unchanged as it does not require reinvigoration.</li> </ul>	<p>but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</p> <ul style="list-style-type: none"> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas. Other locations are also appropriate but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>reconfigured equivalent as ground level open space.</p> <ul style="list-style-type: none"> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
231	Anonymous	<ul style="list-style-type: none"> <li>▪ Strongly disagree: high rise with high density living will degrade a picturesque, desirable and unique Unley. 8 storeys is completely out of character and will ruin this environment.</li> <li>▪ Strongly disagree: once some tall buildings are built, more will follow. High rise and high density is unnecessary and not sympathetic to the area. Roads are already very busy and population increases will only worsen this.</li> <li>▪ Strongly disagree: this proposal will add to transport issues regardless of the alternative transport provided, people will want cars.</li> <li>▪ This proposal will ruin Unley, particularly the 8 storey building on the Village Green. If Council and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location /</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		government really appreciated green open spaces and enhanced living environments like they say they do, they'd leave this as it is.	shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	reflect reduced building heights in some areas.
232	Anonymous	<ul style="list-style-type: none"> <li>Agree: it would be good to have a central area and the green needs a facelift. Not opposed to an Oxford Tce mall although it is handy to turn right into Unley Rd.</li> <li>Disagree: 11 storeys is too tall. 4 is preferred and could be of better quality. Increased population will make Unley Rd more congested and difficult to drive along.</li> <li>Agree: do not agree with a tram on Unley Rd as it needs to be a N-S connector and businesses need parking to attract customers. Some work places are not accessible by bike or bus so cars are still necessary.</li> <li>Need to confirm the strategy for the transport in the area first. There may be efficiencies achieved by Unley merging with Mitcham.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
233	P & S Livingston	<ul style="list-style-type: none"> <li>Disagree: oppose changes to civic side of the zone- there should be no high rise here and the Village Green and its cottages all must be retained. Heights should be capped at 7 storeys on the west and 3 storeys on the east.</li> <li>Disagree: agree with reinvigoration but not 11 storeys.</li> <li>Agree: support better pedestrian and bicycle access</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
			to Attachment F of the SCPA report	
234	C & W Snow	<ul style="list-style-type: none"> <li>Strongly disagree: Unley has the lowest amount of open space of all Adelaide metro Councils so green spaces must be preserved for all community to enjoy. The cottages surrounding the green must be kept as a representation of Unley’s unique built history. As home owners we cannot demolish homes like these so this should extend to these buildings. The kindergarten must also be kept and not replaced by a high rise apartment.</li> <li>Disagree</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green but it is noted that a kindergarten is considered an envisaged use in this area.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
235	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: this area does not need reinvigoration. We need more information.</li> <li>Strongly disagree: pedestrian access is sufficient and managing building interfaces does not reduce impacts- more meaningful information is necessary.</li> <li>Strongly disagree: pedestrian links do not need updating. Footpaths are safe and wide and comfortable. What transport options could this question be referring to?</li> <li>These questions are meaningless. I do not have enough information to make an informed comment on any of these questions.</li> </ul>	<ul style="list-style-type: none"> <li>The Fact Sheet and brochure were intended to be used in conjunction with the feedback form.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in.</li> <li>Noted. This question was in regards to the changes in the DPA about cycling infrastructure, walking accessibility as well as public transport supporting increased visitation and population growth</li> <li>The Fact Sheet and brochure were intended to be used in conjunction with the feedback form.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
236	M Frayne	<ul style="list-style-type: none"> <li>Strongly disagree: this will degrade the existing positive aspects of the area. Residential building is not necessary on the open space. This is an administrative heart, not economic heart.</li> <li>Strongly disagree: this question requires knowledge</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted. The Fact Sheet and brochure were</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>of information that has not been provided.</p> <ul style="list-style-type: none"> <li>Strongly disagree: there is no need to provide better pedestrian links. What transport are you referring to?</li> <li>This survey is directed to a result and any analysis is meaningless. This is a low standard of consultation as it provides no information to assess the proposals.</li> </ul>	<p>intended to be used in conjunction with the feedback form.</p> <ul style="list-style-type: none"> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in. This question was in regards to the changes in the DPA about cycling infrastructure, walking accessibility as well as public transport supporting increased visitation and population growth</li> <li>The Fact Sheet and brochure were intended to be used in conjunction with the feedback form.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
237	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: oppose higher density and residents have been given inadequate information</li> <li>Strongly disagree: community are being asked to comment on taller buildings but we do not know where they will go or how they will look. There is no issue with pedestrian access.</li> <li>Strongly disagree: we don't need more pedestrian links. Save our money please.</li> <li>This feedback form is ridiculous- there is no information which is needed to be able to comment.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act.</li> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable and safe to be in.</li> <li>The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
238	S Twelftree	<ul style="list-style-type: none"> <li>Strongly disagree: there are many improvements that should occur before high rise development. This will create more traffic from the residents living in apartments which will not reinvigorate the area.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific</li> </ul>

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		<ul style="list-style-type: none"> <li>Agree: it is necessary that high standard design is included- it is not a standard that needs to be set by Council in a catalyst development. All developments should have positive experiences in mind for pedestrians</li> <li>Agree: safer and more comfortable pedestrian links are supported but this doesn't mean turning roads into malls. Oxford already has an interesting and unique Unley mix of uses so should not be turned into a mall as it will not work successfully.</li> <li>The Village Green is a beautiful part of the Unley puzzle. Changing where it is- whether it be the same size area or not will change the whole feel of it being the heart. It is a calm spot to revive and add coolness in an otherwise paved area. It is well utilised and would be sorely missed if a high density building went into its place.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>Noted.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>topics.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
239	S Morrell	<ul style="list-style-type: none"> <li>Strongly disagree: reinvigoration is important but multi-storey with 150 apartments would destroy this valuable outdoor space within Unley. Where will new children attend school and kindergarten?</li> <li>Strongly disagree: taller buildings would be out of keeping with the community feel of the area.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green but it is noted that a kindergarten is considered an envisaged use in this area.</li> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan</li> </ul>

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		<ul style="list-style-type: none"> <li>Strongly agree: a balance of transport needs is a great idea.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</p>
240	S Islip	<ul style="list-style-type: none"> <li>CONSULTATION: this was completely inadequate. The flier in the rates notice was too brief and the consultation sessions were held early in the consultation during school holidays. The feedback sheet does not detail the proposals with confusing statements.</li> <li>HERITAGE: the Village Green and all its surrounding buildings are uniquely Unley and are its heart which would be destroyed with this proposal. Oppose any development on the Village Green or adjacent the civic buildings. All heritage buildings must be retained.</li> <li>AMENITY: oppose replacing the library which has had a recent upgrade. The Village Green provides</li> </ul>	<ul style="list-style-type: none"> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>There is no intention for civic or community services or functions to be moved from the area.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<p>needed open space for all community including children and is very well utilised especially as Unley Oval has stopped casual play by community on it. Exercise for children is so important.</p> <ul style="list-style-type: none"> <li>▪ If there are increases in population, state government must increase infrastructure, play grounds, schools, kindergartens and child care facilities.</li> <li>▪ If high rise is to take place: limit height to 5-7 storeys on the west side and 3 storeys on the east of Unley Rd. Define development zones by street boundaries.</li> <li>▪ Traffic and parking issues must be addressed, especially near schools.</li> <li>▪ Adequate setbacks and 30 degree envelope must be adhered to for all planned buildings to allow sunshine access and gardens to grow.</li> </ul>	<p>The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</p> <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
241	A Staugas	<ul style="list-style-type: none"> <li>▪ CONSULTATION: this was completely inadequate. The flier in the rates notice was too brief and the consultation sessions were held early in the consultation during school holidays. The feedback sheet does not detail the proposals with confusing statements.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



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		<ul style="list-style-type: none"> <li>Traffic and parking issues must be addressed, especially near schools.</li> <li>Adequate setbacks and 30 degree envelope must be adhered to for all planned buildings to allow sunshine access and gardens to grow.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
242	D Islip	<ul style="list-style-type: none"> <li>CONSULTATION: this was completely inadequate. The flier in the rates notice was too brief and the consultation sessions were held early in the consultation during school holidays. The feedback sheet does not detail the proposals with confusing statements.</li> <li>HERITAGE: the Village Green and all its surrounding buildings are uniquely Unley and are its heart which would be destroyed with this proposal. Oppose any development on the Village Green or adjacent the civic buildings. All heritage buildings must be retained. The Village Green provides needed open space for all community including</li> </ul>	<ul style="list-style-type: none"> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>No amendment to 30 and 40 degree plane recommended.</li> </ul>

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		<p>children and is very well utilised especially as Unley Oval has stopped casual play by community on it. Exercise for children is so important.</p> <ul style="list-style-type: none"> <li>▪ AMENITY: oppose replacing the library which has had a recent upgrade.</li> <li>▪ If there are increases in population, state government must increase infrastructure, play grounds, schools, kindergartens and child care facilities.</li> <li>▪ If high rise is to take place: limit height to 5-7 storeys on the west side and 3 storeys on the east of Unley Rd. Define development zones by street boundaries.</li> <li>▪ Traffic and parking issues must be addressed, especially near schools.</li> <li>▪ Adequate setbacks and 30 degree envelope must be adhered to for all planned buildings to allow sunshine access and gardens to grow.</li> </ul>	<p>for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</p> <ul style="list-style-type: none"> <li>▪ There is no intention for civic or community services or functions to be moved from the area. The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>▪ Noted.</li> <li>▪ As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
243	R Islip	<ul style="list-style-type: none"> <li>▪ It is important to protect Unley’s character as it is unique and a major draw card for people into this area along with the leafy environment and gardens. Residents have been encouraged to restore the housing stock which has increased the value of housing in Unley.</li> <li>▪ CONSULTATION: furious with the consultation process. This proposal affects all of the City of</li> </ul>	<ul style="list-style-type: none"> <li>▪ The character of the City of Unley is unique and highly valued. The DPA merely provides opportunities for the future of the City of Unley and in many cases is protecting the positive elements by including height limits (of which there currently are none for this zone), setback requirements and design standards etc</li> <li>▪ The DPA has followed a specified and transparent process for public policy to identify the merit of the</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the</li> </ul>

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		<p>Unley, not just those immediately surrounding the zone. The fliers with the rates notice was unclear and the two public sessions were too early in the process and in school holidays before residents had received their rates notices. The feedback sheet makes no mention of the DPA details and is difficult to understand the phrases. Finding the DPA documents online is difficult and the yoursay form is online only. A public session has not been held where these issues can be discussed- the public hearing is after submissions close.</p> <ul style="list-style-type: none"> <li>▪ HERITAGE AND OPEN SPACE: advocate for preservation of all heritage buildings or the adaptation for contemporary use which enhances the heritage value and character of important historic buildings in the city along with having practical outcomes including job creation for skilled building restorers.</li> <li>▪ The existing historic buildings surrounding the Village Green all contribute to the village feel of the area. The cottages in Edmund Ave have greater significance as a group and complement the buildings opposite so should be retained. The Council building is a model of unobtrusiveness and should be placed on the local listing for its heritage significance. The cottages could be used to provide facilities for the French community that Council is trying to attract to Unley and could include gardening trials in front.</li> <li>▪ Oppose inappropriate new development in the 'civic' area. The Village Green should remain open space</li> </ul>	<p>issues and a public interest for the future of the whole city and the future community, legislated by the Development Act. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project. The purpose of the information sent out was to inform that the DPA consultation was underway and to encourage people to seek out information. It was deemed too expensive to send out all the DPA material. The feedback sheet was not for any other purpose than to receive comments back with phrases to prompt discussion. The brochure and fact sheet were to be used together with the feedback sheet. It is noted that a public session where views can be expressed and further discussed could be of value however budgets often do not allow too much more than what is required by legislation.</p> <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>▪ Noted</li> </ul>	<p>Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p> <ul style="list-style-type: none"> <li>▪ No amendment to 30 and 40 degree plane recommended.</li> </ul>

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		<p>and not a forecourt for high-rise buildings. Council’s role is to provide and preserve open space for residents which will be more important with a bigger and denser population. There should be a levy on developers to fund an increase in public land. Other Councils are attempting to create Village Green areas so we should be green leaders in Australia with the restoration of our cultural heart.</p> <ul style="list-style-type: none"> <li>▪ Soldiers’ Memorial Gardens’ significance must be respected as must the history of Mornington House.</li> <li>▪ HEIGHT LIMITS and PLANNING ISSUES: demand of population increases can be met with 5-7 storey buildings and 3 storeys on Unley Rd. With Carramar and what will happen with the Le Cornu site, Unley should be able to accommodate without high rise on the Village Green. 7 storeys (25m inc roof) height limit on west side of Unley Rd but prefer 5 storey development to encourage community and connection to the street. 3 storeys (12m inc roof) height limit on east side of Unley Rd</li> <li>▪ Retain 30 degree angle and acceptable setbacks on Unley Rd</li> </ul> <ul style="list-style-type: none"> <li>▪ Streets as zone boundaries</li> <li>▪ TRAFFIC: there must be more work done to address parking and traffic flow issues and the Government must address infrastructure issues such as public transport, schools, kindergartens and childcare.</li> </ul> <ul style="list-style-type: none"> <li>▪ There is confusion about the proposal put out in the middle of the consultation which shows tall building in the civic side of the zone which has negative impacts on the Unley Rd Council buildings which</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>▪ Noted. Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>▪ Noted</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>▪ Noted</li> </ul>	

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		does not comply with this DPA. This seems to have been a secretive process that keeps information away from residents so we cannot make informed decisions.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
244	N Geraghty	<ul style="list-style-type: none"> <li>Agree: there is such value in the Unley kindergarten for the whole community and Unley Primary School.</li> <li>Agree: denser uses are supported but the balancing act must be got right to avoid loss of privacy and sunlight as well as getting the design to be sympathetic to the heritage context and character of the area. Concerned with who will be the design arbitrator as 'high level of design' is subjective.</li> <li>Strongly agree.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. Council acknowledges the importance these institutions play in community. The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
245	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: we chose to live in Unley due to the heritage and village feel of the buildings, trees, public buildings and open space. Unley is unique as it is and should stay this way. Visitors always value Unley for this so why change it?</li> <li>Strongly disagree: our existing environment is already a positive experience for people. Changes will diminish this. No high rise in the civic precinct, height limits of 7 storeys on the west side of Unley Rd and 3 storeys on the east side. These should be set in stone so they can't be altered. 30 degree plane is supported for all buildings.</li> <li>Agree: Unley Rd is terrible in peak times and further high rise residential will only add to this demand.</li> </ul>	<ul style="list-style-type: none"> <li>The character of the City of Unley is unique and highly valued. The DPA merely provides opportunities for the future of the City of Unley and in many cases is protecting the positive elements by including height limits (of which there currently are none for this zone), setback requirements and design standards etc</li> <li>Setback policies are designed to minimise potential loss of amenity and over-shadowing. The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will</li> </ul>	<ul style="list-style-type: none"> <li>No action required.</li> </ul>

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		<p>Community would like to see all the proposals. Do not support any trams down Unley Rd.</p> <ul style="list-style-type: none"> <li>▪ Council should stand firm on what the residents want for Unley and their civic centre. Brexit and Trump show that people are sick of not being listened to.</li> </ul>	<p>primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
246	J Morey and J Abbott	<ul style="list-style-type: none"> <li>▪ Strongly disagree: oppose removal of any open space green areas such as the Village Green give Unley has the lowest amount of all metro Councils. Oppose any development that has multi-storey dwellings as it would change Unley from a place with a unique character to one that is mundane that can be experienced everywhere.</li> <li>▪ Strongly disagree: oppose taller buildings due to the loss of amenity for existing residents and loss of access to sunlight and change to their quality of life. The experience of pedestrians should not be considered more important than the needs of residents.</li> <li>▪ Disagree: do not agree that clearer and more comfortable pedestrian links are necessary. Oppose any plans that alter the status quo of Oxford Tce as it is an important motorist link with lights to help access Unley Rd. St Spyridon’s or the school would be difficult to access too. Pedestrian access is already fine with a good link to the Oval from Unley Rd and public transport.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>▪ The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>▪ Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered. For the purpose of a DPA, all people who need to walk in an area, including residents, are considered pedestrians who deserve safety and comfort while in a space.</li> <li>▪ Noted</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>▪ Do not understand why the centre of Unley must be developed as there are other sites like Le Cornu which are better suited for well-planned mixed use developments that do not impact the essential spirit of Unley.</li> <li>▪ Oppose any changes to the Unley Kindergarten. Also oppose the general demolition of single dwellings which are replaced with two or more dwellings, often up to two storeys in height, which happens across Unley.</li> <li>▪ The town planners should think outside the square and consider moving all the Council buildings to a different site to open up the current building to more community services. The Le Cornu or Cremorne sites would be good for this. Council need not respond to State Government’s pressure for more population by accommodating them all in the centre.</li>   <li>▪ Not opposed to development per se but hope for Unley to include more open spaces, little high rise and have better traffic management than what exists currently.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ Noted</li>   <li>▪ The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area. The DPA responds to the need for Unley’s own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community.</li> <li>▪ The DPA does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> </ul> <p>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a</p>	



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247	M & P Karagianis	<ul style="list-style-type: none"> <li>Do not understand why the centre of Unley must be developed as there are other sites like Le Cornu which are better suited for well-planned mixed use developments that do not impact the essential spirit of Unley.</li> <li>Oppose any changes to the Unley Kindergarten. Also oppose the general demolition of single dwellings which are replaced with two or more dwellings, often up to two storeys in height, which happens across Unley.</li> <li>Oppose any plans that alter the status quo of Oxford Tce as it is an important motorist link with lights to help access Unley Rd. St Spyridon's or the school would be difficult to access too. Pedestrian access is already fine with a good link to the Oval from Unley Rd and public transport.</li> <li>The town planners should think outside the square and consider moving all the Council buildings to a different site to open up the current building to more community services. The Le Cornu or Cremorne sites would be good for this. Council need not respond to State Government's pressure for more population by accommodating them all in the centre.</li> <li>Not opposed to development per se but hope for Unley to include more open spaces, little high rise and have better traffic management than what exists currently.</li> </ul>	<ul style="list-style-type: none"> <li>Other locations are also appropriate, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone.</li> <li>Noted</li> <li>The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>The DPA does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> </ul> <p>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a</p>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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			<p>traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</p> <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
248	M Andrews	<ul style="list-style-type: none"> <li>Support change where warranted but oppose buildings of 7-10 storeys in Unley as this will also encroach on green space and is counter to a village feel.</li> <li>I had to go through an approval process to get solar panels as I'm in a heritage area, so how would this proposal satisfy a heritage environment?</li> <li>Opposed this proposal and feel sympathy for those residents who will need to look at these mini-skyscrapers and have their village environment threatened. This is a flawed way to move things forward.</li> </ul>	<ul style="list-style-type: none"> <li>Setback policies are designed to minimise potential loss of amenity and over-shadowing. The DPA does not propose the removal of open space nor can it predict specifically what buildings will look like. The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>This is a District Centre Zone with different requirements on development. Most buildings in the zone are not heritage listed, however high design standards will be necessary for all new buildings with those close to Heritage Items needing to contribute to the sympathetic environment.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
249	Holmes Dyer for Life Care	<ul style="list-style-type: none"> <li>General support of the DPA for greater land-use diversity and increased residential densities, additional forms of development accommodation types including aged care, retirement and supported accommodation and expansion of the zone at Mary, Mornington and Thomas St's.</li> <li>Maintaining independence, health and wellbeing is important for ageing populations to which urban</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>No amendment to 30 and 40</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>planning is strongly linked to these opportunities and feeling safe and secure.</p> <ul style="list-style-type: none"> <li>▪ South Australia has an increasing older population, many of whom wish to age in place, which pressures the housing opportunities in areas and the access to services.</li> <li>▪ With Unley's proximity to services and transport, it is a good location to address the needs of an older population.</li> <li>▪ Aged care needs a minimum number of beds to achieve economy of scale necessary to provide the service.</li> <li>▪ Concerned by the 'wedding cake' appearance of the buildings as interfaces, while important, can be managed so long as the building is appropriate to the context of those properties adjoining. An alternative approach could achieve a better urban form.</li> <li>▪ A 3m setback at ground level is adequate for human scale, openness and reducing impacts on existing residences. Side and rear setbacks should not preclude residential development of a scale that achieves aged care accommodation options.</li> <li>▪ It seems appropriate that function and land use in the key areas designated as residential provide for greater flexibility than the current intent for smaller scale residential development to allow for the forms of aged care accommodation envisaged in the zone.</li> <li>▪ It is not the scale but the form of the development at the interface that is fundamentally of importance.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The DPA aims to provide improved access to essential and daily needs in close proximity to residences.</li> <li>▪ Noted</li> <li>▪ Noted.</li> <li>▪ Noted. Setbacks and building envelopes are a guide in the DPA only.</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ Noted.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>degree plane recommended.</p>
250	Anonymous	<ul style="list-style-type: none"> <li>▪ Agree</li> <li>▪ Strongly disagree: no taller buildings at the expense of open grass areas and heritage buildings around the village (especially the kindergarten). The buildings under threat should be protected from demolition just as houses of similar character are. We need kindergartens in this area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as</li> </ul>

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		<p>and the existing one is very important which has done work on the property which would be lost if it were to be demolished.</p> <ul style="list-style-type: none"> <li>Disagree: the pedestrian access is already fine. This is not an issue.</li> </ul>	<p>development application process if it is decided to proceed. Kindergartens are considered an Envisaged Use in this zone as their importance in the area is understood.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>ground level open space.</p>
251	C Hicks	<ul style="list-style-type: none"> <li>Object the proposed development.</li> <li>Object to loss of Village Green and heritage homes, detracting from the leafy, green and relaxing ambience of Unley. Losing this green space makes one less space to relax and play for all ages.</li> <li>Object to loss of visual and relaxation ambience for residents young and old. Green space should not be replaced with paving and high rise dense living and shops and larger numbers of people. Object to loss of historic ambience from demolition of the park and the cottages</li> <li>Object to increased vehicle and foot traffic and car parking will be harder.</li> <li>The reason I purchased in Unley is due to the leafy, green and quiet area, close to the city, with attractive homes, a number of small parks, beautiful Unley Oval and historic homes and quiet vehicle traffic, the absence of high rise apartments and dense living and absence of busy streets were all attractions.</li> <li>This proposal will look and feel ugly in the context of this suburb.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li> <li>The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>Noted.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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252	P Paschke	<ul style="list-style-type: none"> <li>Strongly disagree: does not need reinvigoration or higher density</li> <li>Strongly disagree: there is no specific information so I cannot make comment. There is no need for taller buildings or a more positive experience for pedestrians</li> <li>Strongly disagree: what transport alternatives are you referring to? Ped links are adequate.</li> <li>These questions are so non-specific it is impossible to make useful comments.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
253	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: disappointed that the feel and heritage of this area is essentially being bought out by developers- this seems corrupt so all politicians must be careful to declare conflicts of interest</li> <li>Strongly disagree: this will significantly reduce the character of the area. The area already lacks infrastructure so how will it support population increases? Unley Rd already has terrible traffic so what plans are there to address this? Public transport is average and will not cope.</li> <li>Disagree: transport does need to be addressed properly but increasing housing density will not help.</li> <li>The plan is very disappointing for current residents.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by the Development Act.</li> <li>The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. This includes the protection of conservation areas throughout the City of Unley by concentrating density into centres like the Unley Central Precinct.</li> </ul> <p>An independent Infrastructure Capacity Assessment has been provided to identify the provisions for utilities and services.</p> <p>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed, but related issues are partly addressed by a number of recommended actions on specific topics.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
254	A Furniss	<ul style="list-style-type: none"> <li>A resident for 34 years- enjoy the character of the area, the accessibility to services, the convenience and the comprehensive array of possibilities for living, socialising and shopping.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Wattle St has seen a massive increase in traffic volume because it has traffic lights</li> <li>With this proposal, there appears to be a scant regard to the movement of vehicular traffic in the adjacent areas. Commuters will still travel through Unley. On street parking is becoming more common and restricts the access further for residents to use space outside their homes. Public transport options along Unley road are limited and while a tram would be fantastic, it seems like a pipedream</li> <li>Concerned that the high rise buildings will impact the green and open spaces and not give residents better quality of life. The buildings will be at risk of being high-turnover rentals and impact on amenity which is not attractive for Unley.</li> <li>I have also completed the online survey with suggestions about how to better develop Unley Oval precinct and the existing Edmund St cottages, along with the retention of the green but including medium height development of other existing Council areas.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.</li> <li>Setback policies are designed to minimise potential loss of amenity and over-shadowing. The DPA does not propose the removal of open space nor can it predict specifically what buildings will look like or how they will be used</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
255	M Harris	<ul style="list-style-type: none"> <li>Strongly disagree: please leave this development for the CBD. We moved from Sydney to Adelaide to enjoy family and community life</li> <li>Strongly disagree: there is plenty of space in the CBD for larger buildings. Most of the CBD is only 3 storeys so why want 5 or more in Unley?</li> <li>Disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
256	Anonymous	<ul style="list-style-type: none"> <li>Agree: Unley Central Precinct can be reinvigorated without apartment buildings being added to the 'civic side' of the precinct. The shadow cast by the building would shade the Village Green. I agree with the aim of the proposal but the method attacks the nature of Unley for its residents.</li> </ul>	<ul style="list-style-type: none"> <li>The Civic Centre area is a key component of the District Centre Zone and will continue to accommodate cultural, community and public administration facilities to serve the surrounding district. It will be retained within the DPA area. Setback policies are designed to minimise the potential for overshadowing.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ Disagree: this multi-storey development attacks exactly what Council wants to achieve. Balance falls in favour of developers and money to be made rather than the residents. Taller buildings would dominate the area and inevitably put more cars on side streets. This will not be a positive experience for Unley. Car parking on side streets is already an issue so any apartments must be provided with two car parks each. Claims that residents of apartments will catch public transport fails the test of common sense as, while catching transport into the CBD is ok, anywhere else or at times after hours is difficult and needs a car. Adelaide does not have a comprehensive public transport system so more cars would be introduced into our streets and soon it would be like Melbourne or Sydney.</li> <li>▪ Scaling down or redesigning the Village Green and the disinterest in protecting the heritage cottages is a concern.</li>   <li>▪ Taller buildings on Unley Rd is ok but they should not be allowed to creep back into the residential area behind the Council building.</li> <li>▪ Agree: this is a noble goal but by building a tall apartment building behind the town hall would produce more people, cars and concerns for residents than it's worth. Apartments will come before the alternative transport options and with them, more people and cars. It will take years to progress on transport while long-term residents are left to battle with the mess.</li> <li>▪ This is poorly considered, designed to make money from developing apartments around the Village Green area. Unley can do better than this.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy through investigations led by a Transport Management Strategy. Policies have been included in relation to car parking rates and access.</li>   <li>▪ The DPA does not propose the removal of open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area.</li>   <li>▪ Noted</li>   <li>▪ Noted</li>   <li>▪ Noted</li>   <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>reflect reduced building heights in some areas.</p>

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257	G Nairn	<ul style="list-style-type: none"> <li>▪ Fully support the proposal’s inclusion of off-street bicycle parking requirements.</li> <li>▪ Oppose 8 storeys on the ‘civic’ side as it is unnecessary and will have a disastrous impact on the area and residences that surround it.</li>   <li>▪ Council calls this a ‘catalyst development’ but it will be the catalyst for the loss of more character cottages and will make it difficult to say no for others to do the same. Concerned about State Government having control of the assessment and over-riding Council policies.</li>   <li>▪ Concerned that corporate interests are getting priority over residents with access to Unley Oval restricted again (much like it had once been restricted in the 70’s). As Unley has such little protected open space that is safe for children, it is unwise to lose the Village Green.</li> <li>▪ The catalyst development cites new community and civic facilities but does not describe what these will be or why they are needed by Unley residents. These new facilities seem to have been imposed on the residents, not a request of them. Most local residents value their current community and civic facilities that are contained in the character cottages and embodied by the current Village Green.</li> <li>▪ Strongly oppose high rise on the ‘Civic’ area and think the zone boundary should remove this whole area so as to only include those properties directly fronting Unley Road from Edmund up to Marion (refer to provided map).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted</li>   <li>▪ Lower building heights are proposed on the eastern side of Unley Road compared to the western side. This reflects the differing allotment sizes and land uses desired. Building heights of up to 8 storeys are proposed centrally along Oxford Terrace, with reduced heights in interface areas adjacent to residential zones.</li> <li>▪ The DPA supports the retention of the Village Green and Heritage listed places (noting that only a few of the cottages are heritage listed). Taller building heights are considered appropriate in portion of the Civic Precinct, noting building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>▪ The DPA does not propose the removal of open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area.</li> <li>▪ DPA policies provide guidance for future development. Current development enjoys “existing use” rights. The DPA identifies the Civic Centre area for increased community activity, catering for a range of activities.</li>   <li>▪ Noted</li>   <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li>   <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
258	J Turnbull	<ul style="list-style-type: none"> <li>▪ Strongly disagree: object to the impacts on the</li> </ul>	<ul style="list-style-type: none"> <li>▪ As indicated in the DPA the Village Green is to be</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>kindy, green zone, Council library etc</p> <ul style="list-style-type: none"> <li>Strongly disagree</li> <li>Disagree</li> </ul>	<p>retained in this area. It is also proposed that this area be a focus for community facilities, which includes kindergartens.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>proposed.</p> <ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
259	Anonymous	<ul style="list-style-type: none"> <li>Agree / Agree / Agree</li> <li>We support developing the area however would like the retention of green open spaces, adequate building setbacks, the 30 degree plane for all buildings. Adequate parking is necessary to avoid on-street parking. Access to new buildings must be from roads, not surrounding residential streets.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
260	M Kovacic	<ul style="list-style-type: none"> <li>Strongly disagree: max of 5 storeys</li> <li>Agree: Max of 5 storeys</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
261	D Centrella	<ul style="list-style-type: none"> <li>Council should not blindly follow the state's strategy as it is a money making machine created by those who will benefit financially from it. Unley should develop on the community's terms. As the most densely populated Council area in the state, Unley needs more open space and not excessive gentrification. There should be a maximum of 5</li> </ul>	<ul style="list-style-type: none"> <li>DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government's push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community's voice.</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<p>storeys with an average of 3.5 storeys. This matches heights of vibrant European cities (cities that have sustainable water supplies, unlike Adelaide).</p> <ul style="list-style-type: none"> <li>People in the community should decide what gets built by means of a competition or a real public consultation that isn't tick-box. For example: if a development exceeds 3.5 storeys it should require public notification for all of SA to be able to comment. 33% of unley residents would have to respond and over 50% must be favourable, or the publics' vote should comprise half the vote and a DAP having the other half. This ensures developments give to the community as well as takes. Democracy in planning is important. We cannot rely on State Government's reliance on short term immigration (most immigrants move to Adelaide first as it is classed "regional" then move to Eastern cities).</li> <li>Government cannot create vibrancy as true culture is from the bottom up, starting with locals. Dismiss the community at your loss.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas</li> <li>Noted. Development applications received by Council must follow legislated procedures which define what can and cannot be notified to the public, and how wide that notification can be.</li> <li>The area being rezoned is the District Centre Zone and it is expected to continue to accommodate the range of activities typically located in such a Zone. The culture of the area will continue to be reliant on the joint efforts of landowners, business owners, residents, the Council and wider community.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
262	Harrison Family	<ul style="list-style-type: none"> <li>Have a vital interest in the preservation of the Unley streetscape and retention of local character. The high rise in the proposal receives our immediate objection</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
263	R Rodenburg	<ul style="list-style-type: none"> <li>Object to the DPA for the UCP as it threatens Unley's unique character and the built environment</li> </ul>	<ul style="list-style-type: none"> <li>DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height</li> </ul>

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		surrounding the Village Green. Saddened to think that Council will give in to State Government strategy directions without putting up a strong case as to why the proposed development is out of character with the objectives of the UCP.	DPTI/Minister for Planning as part of the State Government's push for increased development in urban corridors. By conducting the DPA itself, Council has a greater opportunity for input with the community's voice. The DPA responds to the need for Unley's own sustainability (ensuring there will be sufficient population to support local business and economy as well as community facilities, public transport and housing diversity while protecting conservation areas in the suburbs) at the same time as addressing the broader sustainability of Adelaide and the state (reducing urban sprawl, private vehicle reliance and emissions). Increasing density in centres is more efficient and sustainable than spreading dwellings throughout suburbs and affords residents, young and old, access to transport options and housing diversity which is important for the future of our community. <ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.
264	A Hudson	<ul style="list-style-type: none"> <li>Strongly disagree / Disagree / Disagree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
265	W Fawcus	<ul style="list-style-type: none"> <li>On behalf of family and neighbours, we are outraged by this plan.</li> <li>Central area of Unley has a strong community focus and many activities which are well established and used by many, bringing people together. The old buildings give a cultural and meaningful atmosphere with many landmarks in the area and character buildings restored with a focus on community and a green space for events. Not happy with the lack of priority that historic homes are being given. What happened in Mount Barker and in Glenelg are not positive changes and we don't want those changes here. We want older homes protected.</li> <li>We strongly oppose high rise on Unley Rd and</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>Noted.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>behind.</p> <ul style="list-style-type: none"> <li>▪ The shopping centre is an eyesore and should be redeveloped as it is used by many people of all ages. Two storey buildings are sufficient.</li> <li>▪ There are more appropriate sites to accommodate taller buildings so that the current charm and sense of community are not swamped in this central area. It should be limited to 2-3 storeys on the main road only. The current design is outdated and seems rife with developer benefits.</li> <li>▪ Traffic and parking are of concern. Mary and Arthur Streets are very narrow and cannot take greater increase in traffic flow. The shopping centre already causes problems. Peak hour traffic on Unley Rd is notorious which is an issue that needs to be addressed.</li> <li>▪ The 30 year plan does not address that we do not have the resources to support population growth. Power black outs can be deadly for elderly people stuck in upper levels. This state is not attracting people and our young people leave for interstate to seek out better opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ This is matter for the shopping centre owner and tenants.</li> <li>▪ Other locations are also appropriate but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
266	C Le Chenadec	<ul style="list-style-type: none"> <li>▪ Agree: need to include the preservation of the historic fabric of Unley</li> <li>▪ Disagree: the policies around local heritage conservation are not clear enough. What are the principles regarding the “balancing” of development decisions? This DPA needs clear words to prioritise adaptive re-use of existing buildings to preserve the yester-year charm of Unley and integrate its character into the developments. We need to worry more about what could be lost forever rather than whether developers will be happy with what they’re given.</li> <li>▪ What does it mean: to ‘prioritise a positive experience for pedestrians’? how do you define positive? And: ‘managing building interfaces to reduce impacts’? Is this about shadows and</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ DPA provides protection for State and Local Heritage places, noting that many cottages around the Village Green are not heritage listed. There is no direct plan for the cottages in the Village Green</li> <li>▪ Overshadowing can impact the ability for pedestrians to enjoy a place, as can the priority cars are given, footpath widths, shop fronts and points of interest and access etc. The DPA aims to</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>overlooking?</p> <ul style="list-style-type: none"> <li>Strongly agree: would also encourage commuters to park for free in Unley to make use of its shopping districts which would be good for business and good for the community.</li> <li>Cost-benefit of adapting the existing buildings around the green is undeniable. It retains the charm of old Unley while maximising the internal land to meet the needs of the 21<sup>st</sup> century. The Unley kindergarten is a treasure and an example of an old building meeting the modern needs. If you care about meeting the needs of the community, the old buildings surrounding the green will need to be kept</li> </ul>	<p>ensure that a comfortable and enjoyable environment is ensured for pedestrians using the area.</p> <ul style="list-style-type: none"> <li>Noted</li> <li>Most of the cottages around the Village Green are not heritage listed and may, or may not, be retained dependent on final design / layout of the area. This area has been identified in the DPA as a focus for community facilities, including kindergartens. DPA's cannot be detailed so cannot predict what a final design will look like.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
267	M & P Dolphin	<ul style="list-style-type: none"> <li>Strongly disagree: oppose higher density living in Unley and it is not good enough that protecting our heritage suburbs in other parts of Unley is used as an excuse to impact this area. It is only greed that drives the demolition of our heritage. Unley should follow Colonel Light Gardens and protect what makes Unley unique. While we are in a highly sought after area, we are not in the heart of the CBD. We need to keep Unley great.</li> <li>We do not have transport infrastructure to support an influx of higher density living, our roads are at capacity and more population will only worsen this, frustrating residents and visitors to the area.</li> <li>Strongly disagree: high rise does not belong in Unley. It is misleading to link that high rise will make a positive experience for pedestrians when it is our current character that already is positive to walk in.</li> <li>Agree: need to provide more transport options but accept that this will not necessarily reduce vehicle use. This means we should not compromise vehicle access and that we need to continue to</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The Unley Central Precinct has been chosen as the core of the City of Unley and a key place to support the future needs of the community. In addition to this is an ability to lessen pressures on other conservation areas by increasing density in this area.</li> <li>Public transport requirements are being taken into consideration in a wider traffic management study being undertaken as a separate project.</li> <li>Noted. The DPA aims to maintain and improve the amenity for pedestrians in the area to keep the Unley Central Precinct a place that is comfortable to be in.</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>explore transport planning. Agree that pedestrian and cycling links need to be increased throughout the precinct.</p> <ul style="list-style-type: none"> <li>Good governance is making decisions to support commitments to the community. The complete disregard for our childrens' education through the kindy is distressing. The DPA wants to achieve heritage preservation and the Village Green but the Civic Complex is completely contradictory to this. Honour the commitment to preserve our heritage and don't just keep what is heritage listed- keep them all and their community services intact and in their current locations, particularly the kindy.</li> <li>If higher density is non-negotiable, there are more appropriate locations that do not threaten the Village Green and the cottages, such as the BarZaar site. Civic centre site could still be redeveloped but keep the Village Green and cottages. Improving the pedestrian access and cycling links through the Village Green, including ponds and a small play area could be explored as potential options for positive change.</li> </ul>	<p>relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>DPA will not affect the provision of kindergartens or schools. The area between Oxford Tce and Edmund Street has been identified as a focus for community facilities, which includes kindergartens. Most cottages are not heritage listed. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>Noted. As indicated in the DPA the Village Green is to be retained in this area. It is also proposed that this area be a focus for community facilities, which includes kindergartens. Agreed, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
268	G Steele	<ul style="list-style-type: none"> <li>Strong concerns:                             <ol style="list-style-type: none"> <li>High rise and 11 storey buildings on shopping centre site due to:                                     <ol style="list-style-type: none"> <li>Overshadowing and loss of privacy for Thomas St residents. Are setbacks enough to address these concerns?</li> <li>Overshadowing of the Soldiers Memorial Gardens and loss of open space feeling</li> <li>Increase in traffic and on-street parking in surrounding streets which are already at capacity with the current population</li> </ol> </li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>30° plane is a recognised measure (along with setbacks and other design policies) in minimising the potential for adverse impacts from overlooking, overshadowing, etc.</li> <li>Development proposed in proximity to the Soldier's Memorial Gardens will be required to be sited and designed to minimise impacts on the Gardens.</li> <li>There are a number of current and proposed policies to enable appropriate assessment of developments to avoid/minimise adverse impacts. This is an issue that will be considered in the</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Partly related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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		<ul style="list-style-type: none"> <li>d) Potential increase in noise from buildings and tenants impacting surrounding residents</li> <li>e) The SMG is a place of remembrance, not to be used as a backyard for high density residential buildings.</li> <li>f) Wind tunnel due to tall buildings</li> </ul> <ul style="list-style-type: none"> <li>▪ Alternative sites should be explored such as the Le Cornu site;</li> <li>▪ 2. Village Green and kindergarten should be protected. The kindergarten is such a positive experience and important for all of the community and the cottage and its current location is key to this. The Village Green is important for hosing enrichment events and is an important outdoor space which cannot be lost</li> </ul>	<ul style="list-style-type: none"> <li>▪ development of a traffic/transport strategy.</li> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ This is an issue which must be addressed at the time of the development assessment based on the specific design of proposed buildings and their context in the area</li> <li>▪ Agreed, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>▪ DPA will not affect the provision of kindergartens or schools. The area between Oxford Tce and Edmund Street has been identified as a focus for community facilities, which includes kindergartens.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
269	T & R Dunnow	<ul style="list-style-type: none"> <li>▪ Agree with additional housing opportunities along major roads but not at the risk of losing key community spaces, amenity and facilities such as the historic buildings in Edmund Ave, the Village Green and the kindergarten which are well-used and loved community assets that must be retained. The Village Green could be enhanced as a community gathering point.</li> <li>▪ Apartment buildings do have a role in Unley but preferably fronting the main road only and not at the expense of the kindy and adjoining green space.</li> </ul>	<ul style="list-style-type: none"> <li>▪ DPA will not affect the provision of kindergartens or schools. The area between Oxford Tce and Edmund Street has been identified as a focus for community facilities, which includes kindergartens. The DPA does not propose the removal of open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
270	K Anastassiadis	<ul style="list-style-type: none"> <li>▪ Strongly disagree: too high and too big. It doesn't make sense from the planning information provided. This proposal will kill Unley Central and</li> </ul>	<ul style="list-style-type: none"> <li>▪ DPA policies recognise the need to maintain/enhance the amenity of the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is</li> </ul>

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		<p>its human landscape feel and amenity</p> <ul style="list-style-type: none"> <li>Strongly agree: however there needs to be community involved in co-design in a strong and coherent way but what is proposed has not used this and the community will suffer as a consequence. Where do the children and families fit in this proposal?</li> <li>Strongly agree: this question is not useful.</li> <li>Oppose the development as proposed and especially oppose the outsourcing of a contract for this development. A development of this type must involve residents in its co-design not be presented as an already conceived proposal.</li> </ul>	<ul style="list-style-type: none"> <li>DPA will not affect the provision of kindergartens or schools. The area between Oxford Tce and Edmund Street has been identified as a focus for community facilities, which includes kindergartens.</li> <li>Noted.</li> <li>Noted. This is not a DPA matter, but rather one for Council to decide in consultation with its community.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</p>
271	M Gerrard	<ul style="list-style-type: none"> <li>Disagree: oppose increased densities for the central precinct, particularly high rise developments.</li> <li>Strongly disagree: no tall buildings at all. Currently there is no more than 2 storeys which is good. 3 storeys could be acceptable but the image of towers on both sides of Unley Rd is horrifying.</li> <li>Strongly agree: frequent user of public transport, especially buses into Adelaide but need a car to do shopping as all the bags are awkward on a bus. For big grocery shops, a car is most practical.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development. Heights greater than 3 storeys are considered appropriate in the Civic Precinct provided impacts are managed.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
272	D Fotheringham	<ul style="list-style-type: none"> <li>Disagree: need more information on traffic and parking management to ensure it would cope. Public space would need to be increased to support higher population density.</li> <li>Disagree</li> <li>Agree</li> </ul>	<ul style="list-style-type: none"> <li>DPA investigations considered potential traffic impacts from increased population and development. Not considered to be significant. Wider traffic management issues being considered as a separate project.</li> <li>Noted</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
273	D McInerney	<ul style="list-style-type: none"> <li>Concerned by the proposal in this particular area- particularly opposed to anything that may impinge on green spaces in Unley which must be preserved</li> </ul>	<ul style="list-style-type: none"> <li>DPA supports retention of existing areas of open space and provides innovative measures to increase the amount of open space provided in</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		at all costs.	this built up urban environment. ▪ For further discussion on these topics, please refer to Attachment F of the SCPA report	
274	T Hemperer	<ul style="list-style-type: none"> <li>Strongly agree / Strongly agree / Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
275	L Cousins	<ul style="list-style-type: none"> <li>Also submitted the YourSay survey (sub #31)</li> <li>Long history of living in Mornington Rd. Used to have characterful maisonettes opposite, which were replaced by the carpark, which now might be replaced with 11 storey buildings.</li> <li>The state government is pushing for increased population to relive what Unley used to have but even when Unley was at its peak of population, it didn't need high rise buildings.</li> <li>Totally opposed to buildings of these heights being built in the central precinct or Unley Road. It will destroy the character of Unley, a character which is the reason why people choose to live here rather than Melbourne or Sydney. Adelaide has all the amenities of large cities without their built up ugliness.</li> <li>Opposed to the west side being treated differently to the east side. If there is a lower maximum height on the east side, the same should be applied to the west side. This feels like class warfare separating the two like it is. The Village Green must be protected.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>DPA proposes that some land on the western side of Unley Road is suitable for up to 11 storey development, subject to suitable setbacks and design.</li> <li>Noted.</li> <li>High rise development, subject to design and siting requirements, to ensure good urban form and minimise impacts, is considered appropriate in the District Centre Zone.</li> <li>As indicated in the DPA the Village Green is to be retained in this area. It is also proposed that this area be a focus for community facilities.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
276	N Crawford	<ul style="list-style-type: none"> <li>Strongly agree</li> <li>Strongly agree: high standard of design is critical so policies must enforce this. Taller buildings would be supported if priorities are balanced. Compromises would likely diminish individuals' experiences, opportunities to improve amenity levels and integration of activities. This would result in a loss of momentum of the zone.</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>DPA policies promote better urban design / increased amenity within the District Centre Zone and require consideration of sustainable urban design.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or</li> </ul>

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				reconfigured equivalent as ground level open space.
277	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: oppose a multi-storey residential complex on the community green space land and historic cottages. Unley lacks public community spaces which means roads need to be closed off for events instead of open spaces.</li> <li>Strongly disagree: Unley’s residential character and amenity has changed since I chose to live here. Increased housing density has resulted in streets losing on street parking due to more driveways. Commuters from other areas are adding to parking issues. Green spaces have been lost with massive buildings blocking sunlight to gardens and to PV panels.</li> <li>No answer: the changing needs of the community is Council/Government driven only and not what residents desire. While using public transport when possible, Adelaide buses are large and make the roads difficult for cycling. Unley Rd is a disaster where on-street parking is a menace which slows traffic and causes increased pollution fumes.</li> <li>Trams on Unley Rd would be a disaster. Vehicle access onto Unley, King William and Greenhill rds at peak times is difficult, right hand turns are often impossible. As a resident I have noticed a marked deterioration in amenity over the last 8 years. Not impressed by the plans and actions of Unley Council that favours the wants of business and developers over the needs of residents.</li> </ul>	<ul style="list-style-type: none"> <li>DPA proposes retention of the Village Green (albeit in a potentially modified form).</li> <li>Noted.</li> <li>Noted</li> <li>The DPA does not promote trams along Unley Road. This is one of the issues that needs to be considered in the development of a traffic/transport strategy.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
278	B Schultz (nee Neate)	<ul style="list-style-type: none"> <li>Particular interest in the Village Green which must be retained, albeit in a modified form</li> <li>We have a lucky position to have a permanent natural water spring- marked by the water fountain- and this would have been of particular importance to the Aboriginal people who would have frequented this site for many years. The Village Green could better incorporate this spring as a</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The DPA does not propose the demolition of heritage buildings. In addition to the current extensive Council wide policies dealing with heritage matters, the DPA includes a policy to protect the setting of State and Local Heritage Places within the District Centre Zone.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

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		<p>source of life and community from a historical perspective to show continuity of human connection to this place. This acknowledges the past and sets the scene for the future. Perhaps a water fountain / sculpture / play area / birdbath / frog pond landscaped in local Adelaide Plains plants. Kids love the Village Green which is like taking a step into a country paddock in the middle of the city. It could be enhanced though to give a sense of open space but be a place of history, culture, connection and place; being a drawcard for visitors like the water fountain in Burnside Village. It is amazing to be able to imagine pre-colonial Unley and still have a connection to it today. I would like to volunteer to support a way forward for the Village Green.</p> <ul style="list-style-type: none"> <li>Agree: support increasing urban density and building heights on west side of Unley Rd to achieve this. Concerned with new development and maintaining heritage values and village feel which is the best thing about Unley. Sympathetic design must be prioritised and that heritage frontages retained.</li> <li>Strongly disagree: in theory I support taller buildings if they are of high standard sympathetic design, do not support the loss of heritage buildings on Oxford Tce and Edmund Ave that surround the Village Green. They are the heart and soul of Unley and what makes this city unique.</li> <li>Strongly agree</li> </ul>	<ul style="list-style-type: none"> <li>DPA policies promote better urban design / increased amenity within the District Centre Zone and require consideration of sustainable urban design.</li> <li>Most cottages are not heritage listed. Future development in area encompassing the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>Noted.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>some areas.</p> <ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
279	P & D Esdale	<ul style="list-style-type: none"> <li>Often praised the foresight of Councillors past who established the Village Green and cottages surrounding. This area must be retained as one of the few green spaces in Unley and along with it the heritage buildings with no high rise buildings in the 'civic' area</li> </ul>	<ul style="list-style-type: none"> <li>Most cottages are not heritage listed. Future development in area encompassing the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as</li> </ul>

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		<ul style="list-style-type: none"> <li>11 storeys is too tall to retain Unley’s heritage appearance and would have numerous impacts on neighbours. 3 on the east and 7 on the west of Unley Rd is sufficient.</li> <li>Apartments on the eastern side will cause traffic and parking issues. With no traffic lights on Edmund, it will be difficult to access Unley Rd if Oxford is a walk way. People would need to go to Wattle St which is already at capacity. Schools in these areas need pedestrian crossings. New developments will make situations worse.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> <li>Traffic and parking requirements from future development have been considered in the DPA. Proximity to District Centre facilities reduces the need for residents to own vehicles or to use them to access services however, traffic and parking is a topic that will be part of further investigation with the development of a traffic/transport strategy. The DPA contains policies requiring permeable pedestrian access networks of appropriate widths. The need for increased width of footpaths can be addressed at the development application stage.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>ground level open space.</p>
280	G Wheaton	<ul style="list-style-type: none"> <li>Disagree: restructuring would be ok but high density is a concern given that developers will put profit over quality of construction / provision of facilities and necessary amenities / provisions for people and ethical considerations. It would take a lot of convincing to reassure that the sprucing up is for a real benefit. This seems like the show ‘Utopia’ unfortunately.</li> <li>Strongly agree: an important aim but the aim will not be met with this proposal.</li> <li>Strongly agree: money will get in the way of this being achieved which will leave us with unforeseen problems and an inferior end product.</li> <li>Extra children will need to be accommodated but the primary school and kindergarten are already bursting. This may have impacts on how our community gets to know one another through local</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Noted</li> <li>Noted</li> <li>No loss of reserve lands is proposed.</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		families and interacting in these local places. Concerned by loss of open space for play, exercise and off leash dog areas.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
281	Anonymous	<ul style="list-style-type: none"> <li>Agree: see the need for higher density over the next 30 years but they need to be more considerate of existing residential areas.</li> <li>Agree: do not agree with proposed heights. Suggest 5 on the west side of Unley Rd and 3-5 on the east, but only one standard block deep, so it doesn't reach the Village Green.</li> <li>Strongly agree</li> <li>Dislike the proposal for 5-8 storeys on the Village Green. 2 is more appropriate. Current proposal shades one third of the green in winter at midday so in this proposal the sun would disappear off much of the green in the afternoon. Shading is also an issue for the Memorial Gardens. The current open space of the Village Green and the Memorial Gardens should not be included in the open space requirements of good development. More open space needs to be provided in addition to what exists already to cater for the additional residents.</li> <li>Do not see the need for high-level pedestrian crossings unless there is a first floor plaza that commercial interests are located on.</li> <li>Oxford Tce and Mary St (Arthur St?) should be aligned to facilitate the greater traffic seeking to enter Unley Rd.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>Lower building heights are proposed on the eastern side of Unley Road compared to the western side. This reflects the differing allotment sizes and land uses desired. Building heights of up to 8 storeys are proposed centrally along Oxford Terrace, with reduced heights in interface areas adjacent to residential zones.</li> <li>Noted</li> <li>Setback policies are designed to minimise the potential for overshadowing. No loss of reserve lands is proposed.</li> </ul> <p>DPA supports retention of existing areas of open space and provides innovative measures to increase the amount of open space provided in this built up urban environment.</p> <ul style="list-style-type: none"> <li>DPA does not prevent establishment of raised footbridges, but this could be reinforced in the Desired Character statement.</li> <li>Noted. Traffic movements are being considered as a separate study.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed</li> </ul>
282	K Staniforth	<ul style="list-style-type: none"> <li>Disagree: the plan misses the point by</li> </ul>	<ul style="list-style-type: none"> <li>The area being rezoned is the District Centre Zone</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>concentrating far too much on residential at the cost of community and culture.</p> <ul style="list-style-type: none"> <li>Disagree: proposed heights are too high. Council should be fighting to preserve the character of the central precinct. Maximum of 5 storeys is better and preserving the heritage cottages on Edmund Ave is necessary.</li> <li>Disagree: too much emphasis on development. Need alternative transport options but building up to 11 storeys, creating shade and killing vegetation is not going to create more comfortable pedestrian links.</li> <li>It is a shame that Council hasn't seen this as an opportunity to create a truly vibrant city centre with good cultural and heritage credentials.</li> </ul>	<p>and it is expected to continue to accommodate the range of activities typically located in such a Zone. The culture of the area will continue to be reliant on the joint efforts of landowners, business owners, residents, the Council and wider community.</p> <ul style="list-style-type: none"> <li>The DPA does not propose the demolition of heritage buildings. In addition to the current extensive Council wide policies dealing with heritage matters, the DPA includes a policy to protect the setting of State and Local Heritage Places within the District Centre Zone.</li> <li>DPA proposes that some land on the western side of Unley Road is suitable for up to 11 storey development, subject to suitable setbacks and design.</li> <li>While the DPA and other Council wide policies recognise the importance of heritage listed buildings, this is only one of the factors to be considered in developing a functional, vibrant centre to service the surrounding area.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p>
283	B Moretti	<ul style="list-style-type: none"> <li>Agree: but not at the expense of public open space nor character or heritage properties that may be demolished to facilitate this 'reconfiguration'. Strongly oppose the rezoning of the Village Green and surrounds to allow 5-8 storeys. The Village Green should be zoned as public open space with the community cottages on the site protected.</li> <li>Agree: this sentiment cannot be at the expense of neighbours who will be adjacent to 5 storey buildings and overshadowed by 11 storey buildings. Maximum building height of 5 storeys is better, allowing human scale, preventing the worst aspects of overshadowing. Village Green should be zoned public land and not developed in any way.</li> </ul>	<ul style="list-style-type: none"> <li>The DPA does not propose the removal of open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area.</li> <li>DPA proposes that some land on the western side of Unley Road is suitable for up to 11 storey development, subject to suitable setbacks and design.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>Strongly agree: increased pedestrianisation and use of cycling and public transport are essential if we are to avoid further congestion due to private car use. An integrated transport strategy should be undertaken and recommend that Unley Rd be redeveloped to include parking bays, turn-out lanes, pedestrian crossings and vegetation plantings as per Prospect Rd. A tram should of course be included in this.</li> <li>Village Green should be zoned as community land and protected from development. Character cottages in that block should be retained and preserved as community resources. Open space should be enhances and retained. The northern aspect of Oxford Tce should have a 2 storey maximum. Maximum building height in the zone should be 5 storeys.</li> <li>The consultation has been handled poorly. The majority of the Unley community are unaware of the proposed changes which is further confused by the media releases for the civic complex. Only residents very close to the zone received detailed information about the DPA. The flier included with the rates notice was inadequate and sent out after the two public sessions (which were also in the school holidays when many people were away). The colour coding of the concept plan is misleading as the green colour chosen made it seem like the Village Green was being retained, not converted to 8 storeys.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> <li>Should Council resolve that the Village Green become community land this is a separate process undertaken under the Local Government Act.</li> <li>Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time.</li> <li>It is noted that the colour coding was not clear on the Concept Plan and that is being addressed</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>associated policy is proposed to reflect reduced building heights in some areas.</p>
284	Anonymous	<ul style="list-style-type: none"> <li>Agree: support the idea where run-down commercial or residential features are reinvigorated in the first instance otherwise, new high rise development will just co-exist. Community and cultural places must be the priority of the Council.</li> <li>Disagree: “taller” buildings should not mean 11 storeys which would dwarf the surrounding cottages/villas by which this area is characterised.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>In review the properties fronting the south side of Oxford Tce would primarily be up to 18.5m (5-6 storey) and potentially a limited part up to 25.5m</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<p>Buildings taller than 5 storeys only create more traffic limited on-street parking opportunities, wind tunnels, shade and privacy issues.</p> <ul style="list-style-type: none"> <li>Strongly agree: Unley Rd has limited public transport now so that can only improve. A tram line may help a little bit the road is too narrow. A cheaper option would be small electric buses servicing the area from the main tramline in the city.</li> <li>Better effort could be made to develop the facilities at the Unley Oval. A mall area could be made in the vicinity and somehow connect the oval, this mall and the Village Green. Edmund St cottages could be sympathetically developed to interconnect and create a small suite of spaces for cultural events to complement the wider site with its churches, schools and open space.</li> </ul>	<p>(7-8 storey).</p> <ul style="list-style-type: none"> <li>Public transport requirements are being taken into consideration in a wider traffic management study being undertaken as a separate project.</li> <li>Noted</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<p>some areas.</p> <ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>
285	P Davis	<ul style="list-style-type: none"> <li>Object vehemently to the DPA and the suggested usage to which this precinct will be subjected.</li> <li>Object to the limited timeframe allowed for the submissions. This reduces the opportunity for well-researched and prepared objections by the average citizen. Is it incumbent, then, for the Council to accept these objections without prejudice at face value and to ensure they are not filtered or prioritised according to standards in the profession.</li> <li>It is unjustifiable to have changes occur to a Development Plan to satisfy developers who have no sensitivity or connection to the Unley community. Please do not be seduced by the corporate dollar. This precinct boasts a rich historical significance to the City of Unley which will never be repeated or revived if lost.</li> <li>Objection primarily lies with the location of the development as it is at odds with the surrounding character of the precinct and the aesthetic ambience of the area. Council has such rigid</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>The consultation followed the legislated requirement that eight weeks was provided for public consultation. Each submission received is treated equally and on the issues provided.</li> <li>The DPA is an independent instrument to provide opportunities to shape the future of a place. The UCP DPA is one part of a number of DPAs Unley has undertaken to address the needs of Unley's future.</li> <li>The character of Unley is unique and highly valued. New developments will need to use high design standards and be sympathetic with the area. Setback tools are used to limit potential</li> </ul>	<ul style="list-style-type: none"> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>



#	Name	Submission summary	Response	DPA Amendment
		<p>requirements for private developments to a level of minute detail to retain the character of a precinct yet contemplate an 11 storey building which is at odds with an area and the adjoining residential area. This is a double standard.</p> <ul style="list-style-type: none"> <li>▪ Council must be protecting the interests of ‘mum and dad’ ratepayers against unsuitable developments that are so vastly removed from the character, amenity and ambience that make this area so prized. Councillors are elected on the premise of prioritising the desires of the ratepayers and protecting quality of life.</li> <li>▪ Concern regarding the Unley Kindergarten and the anxiety created from no lease renewal guarantees and without providing alternative measures is deplorable. This shows a lack of empathy for those young families who rely on the safe and culturally rich education from the kindergarten. Will there be a suitable alternative for Unley Kindergarten? Will the costs associated be financed by Council? This process has fallen short of contemporary practices and expectations.</li> <li>▪ There are more suitable precincts for this type of development and urge the other sites are explored rather than destroying this precinct and its unique and historical character.</li> <li>▪ Further considerations are important:                             <ul style="list-style-type: none"> <li>▪ Traffic volume impacts including access for private and service vehicles, adequate car parking and consultation with other levels of Government (ie- the tram plans)</li> </ul> </li> <li>▪ Visual impact- the fit and bulk of development in and adjoining established residential areas and impact of a singular 11 storey building including overshadowing and overlooking impact and loss of privacy in residences surrounding and range</li> </ul>	<p>impacts associated with taller buildings.</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ The leasing arrangements of individual organisations are not considered a DPA matter. A kindergarten is considered an envisaged use in the Zone. There are no provisions for compensation included in the DPA process.</li> <li>▪ Noted.</li> <li>▪ Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access.                             <ul style="list-style-type: none"> <li>▪ Setback tools are used to limit potential impacts associated with taller buildings.</li> </ul> </li> </ul>	

#	Name	Submission summary	Response	DPA Amendment
		<p>of scope for this impact given the height of the proposed</p> <ul style="list-style-type: none"> <li>Will significant trees need removal?</li> <li>What scope of works are required to cater for basic services and utilities that new developments will demand?</li> <li>How will noise/dust and other pollutants be addressed?</li> <li>Is there a risk that there will be an overdevelopment of the precinct with too many people / facilities / transport etc?</li> <li>Impact of noise generating retail and entertainment activities on residences</li> <li>Loss of view and outlook for existing residents</li> <li>Loss of value for existing residences</li> </ul>	<ul style="list-style-type: none"> <li>This is not considered a DPA matter as a DPA cannot predict the specific details of a development. The City of Unley is proud and considerate of its trees and green spaces so the removal of any large tree will not be done so lightly.</li> <li>An independent Infrastructure Capacity Assessment has been provided to identify the provisions for utilities and services.</li> <li>Nuisance during construction is addressed by EPA policies which are enforced if deemed necessary.</li> <li>The DPA has been established in a response to population projections for the future of the City of Unley, as identified in the 30 Year Plan of Greater Adelaide</li> <li>EPA policies are applied to all developments and can be enforced if deemed necessary.</li> <li>Noted</li> <li>Property value is a complex topic with many variables associated and impacts that are experienced on an individual basis. The DPA is a public policy instrument that is not directly related to values. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
286	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: this proposal is scandalous and will anger the ratepayers and residents of Unley for many years to come. The consultation process has been a shamble- incorrect letters distributed, with incoherent and inconsistent information presented. It has been a frustrating process to understand what is planned. This seems like a fait accompli.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. There was a misprint in the first round of letters that were sent out which was identified. The frustration this caused is acknowledged and was unfortunate. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ Strongly disagree: the character of Unley will never be retrieved. It is insulting to be told by James Morris that we opponents need to ‘mature a lot’ which is a statement that underestimates the rates, renovations and volunteer work we have contributed to make Unley such a valued place. We have worked to make the community what it is today and then in come the developers to destroy 175 years of character. This seems like slum-making for profit like what happened in Port Adelaide and parts of the CBD.</li> <li>▪ Strongly disagree: this is a loaded question.</li> <li>▪ Stop with this proposal that insults the intelligence of rate payers. Moving the library to Arthur St is a poor idea and likely to result in a reduced service. The services offered in the cottages on the Village Green are important.</li> <li>▪ We need affordable and community-based housing. Unley has rough-sleepers to which we have a moral and political obligation to respond to.</li> <li>▪ The Village Green is the only open off-leash dog park in Unley that has disability access. I foresee trees knocked down and not replaced and poor lawn maintenance etc.</li>   <li>▪ This will likely have impacts for the political aspirations for the Mayor.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City.</li>   <li>▪ Noted.</li> <li>▪ There is no intention to move the Library from its current location. It is a valued and integral part of our community service. All community services, large and small, are valued parts of Unley.</li>   <li>▪ Noted. This is not considered a DPA matter</li>   <li>▪ The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final siting (including whether trees must be removed) has not been established. The City of Unley is proud and considerate of its trees and green spaces so the removal of any large tree will not be done so lightly.</li> <li>▪ Noted.</li>   <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
287	P Thompson	<ul style="list-style-type: none"> <li>▪ A resident for a number of years. Shocked to find out that Council wishes to demolish the Unley Kindergarten which is a short sighted thing to do. The kindergarten is an important place for children,</li> </ul>	<ul style="list-style-type: none"> <li>▪ The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> <li>▪ An amendment to the Indicative Building Heights Concept Plan</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		families and strengthening community. Please reconsider this.	an envisaged use in this Zone.	Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.
288	Anonymous	<ul style="list-style-type: none"> <li>▪ Strongly disagree</li> <li>▪ Strongly disagree: high rise is totally out of character for the area and is not necessary.</li>   <li>▪ Agree</li> <li>▪ The Village Green must not, under any circumstances, be developed nor the villas be removed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. This includes the protection of conservation areas throughout the City of Unley by concentrating density into centres like the Unley Central Precinct to provide for the future of our city.</li> <li>▪ Noted</li> <li>▪ Noted. The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>▪ No change to the DPA intent is proposed.</li> </ul>
289	Anonymous	<ul style="list-style-type: none"> <li>▪ Strongly disagree: this will hurt the smaller businesses on the outskirts of Unley</li> <li>▪ Strongly disagree: taller buildings belong in the CBD. We moved to Unley due to the character of the streets, the shops and the small schools and kindergartens</li>   <li>▪ Strongly disagree: Unley is great as it is- this development will be another dead space. We love the vibe of the Unley shopping centre and the</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. This is not considered a DPA matter</li>   <li>▪ The character of the City of Unley is unique and highly valued. The DPA cannot predict specific details of future developments but provides for opportunities for the future of the City. This includes the protection of conservation areas throughout the City of Unley by concentrating density into centres like the Unley Central Precinct.</li> <li>▪ Noted.</li> </ul>	<ul style="list-style-type: none"> <li>▪ An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li>   <li>▪ Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in</li> </ul>

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		Oxford Tce schools, libraries etc have a good buzz every day.	<ul style="list-style-type: none"> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	some areas.
290	Anonymous	<ul style="list-style-type: none"> <li>Strongly disagree: the proposal emphasises high density and economic benefits but completely disregards community benefit of the current layout of the Village Green and Unley Kindergarten</li> <li>Disagree</li> <li>Disagree: alternative transport options are important but Unley is a car-based community. Reducing car parking in an already very busy area is foolish</li> <li>As a current resident, library user, parent at Unley Kindergarten and Primary School, I am very concerned that this proposal has not been considered and presented to the community appropriately. Moving the Kindergarten will directly impact the primary school and the dynamic between the teachers and students. I do not support this plan until it is clear that there is an appropriate plan for key institutions that will be pushed out of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. The importance of the Village Green and the adjoining cottages is proudly appreciated. The DPA recognises this as it does not propose the removal of open space. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>Noted</li> <li>Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy.</li> </ul> <p>Policies have been included in relation to car parking rates and access.</p> <ul style="list-style-type: none"> <li>The future of the Unley Kindergarten is not considered a DPA matter and will be subject to further consideration by Council as part of another process. A kindergarten is, however, considered an envisaged use in this Zone. The consultation followed (and exceeded) legislated requirements and is considered appropriate for the project.</li> <li>There is no intention for civic or community services or functions to be moved from the area. The City of Unley is proud of its fantastic civic institutions, large and small, and intends to support them in this location as appropriate.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

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291	K Buckerfield	<ul style="list-style-type: none"> <li>Strongly disagree / Strongly disagree / Strongly disagree</li> <li>Why not spend the money on rebuilding the Unley Council offices which are an eyesore. Preserve the Village Green and heritage cottages which are currently being used for community activities and recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>DPA sets guidelines for future development of land and is considered by DPTI/Minister for Planning for appropriateness before approval of policies. Any future development on Council land will need to be assessed against these guidelines. The DPA does not propose the removal of open space. Most cottages are not heritage listed. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Related to density, some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
292	M Patterson & G Smart	<ul style="list-style-type: none"> <li>Concerned about the Village Green and villas which are currently in symmetry with the surrounding area. The low height environment and welcoming open space is unique to any inner suburb, it is peaceful and highly used for a variety of things.</li> <li>Multi-storey buildings will dramatically change the visual nature and use of the area. Object to the re-zoning for the following reasons:                             <ul style="list-style-type: none"> <li>Multi-storey development will close in the space making it less welcoming and isolated and residential developments will overlook the green and other residences resulting in privacy issues. Fencing for any development will add to the visual noise and isolation of the area</li> <li>The trees on the southern side of the green will likely be removed which is disappointing as they add to the amenity of the area</li> <li>Given the extensive development planned for the west side, the Village Green will become a</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The DPA does not propose the removal of open space. Most cottages are not heritage listed. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>Setback policies are designed to minimise potential impacts of taller buildings and maintain the openness of the area as well as existing Council policies that would be applied to development applications to ensure the interests of all are considered.</li> <li>The DPA is a public policy instrument. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>The DPA does raise the potential for reconfiguration (not loss) of the current location / shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area but designs or final</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> </ul>

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		<p>victim of over-development where commercial concern take priority over the rate-paying residents' lifestyles.</p> <ul style="list-style-type: none"> <li>When I went to do an online submission, I was advised that the consultation was closed. Why is this? It adds to the conspiracy theory.</li> </ul>	<p>siting (including whether trees must be removed) has not been established. The City of Unley is proud and considerate of its trees and green spaces so the removal of any large tree will not be done so lightly.</p> <ul style="list-style-type: none"> <li>It was brought to Council Administration's attention two days prior to the closing date of this stage of the consultation that a Google search for the Your Say online page was directing users to the first stage of the consultation from 2015 rather than the current one. It is unfortunate that this occurred- it is not known to us why it happened- and that there is a perception is that it was being hidden or cut short (though we understand why it looks this way). There have been learnings from this and we've since been in contact with YourSay to work towards improvements so it does not occur again.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
293*	R Jones	<ul style="list-style-type: none"> <li>It is outrageous that the residents' views be ignored to avoid scaring developers. Council's role is to protect the rights of residents, not developers. Council should be ashamed of these types of comments and that they're in the media. Leave Unley alone- it does not need to be ruined.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> </ul>
294*	J Eley	<ul style="list-style-type: none"> <li>Strongly disagree:                      Against high rise housing developments around the Village Green and the civic precinct. Village Green is loved by children and locals and is a refreshing short cut through the precinct. Activities at the Soldiers' Memorial Gardens are under threat if building starts. Heights on Unley Rd to be limited to 3 storeys on the east and 7 on the west.                      The 30 degree plane must be applied for all planned buildings. We need Unley to remain "the city of villages".                      These changes will lose this charm forever.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.                      - The DPA does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area.                      - The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions, building heights in some areas will be reduced. There will be a reduction in the overall area being considered for high rise development but it is still considered appropriate for such development in some areas.</li> </ul>	<ul style="list-style-type: none"> <li>No change to the DPA intent is proposed.</li> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Related to density, some amendments to the Indicative Building Height Concept Plan</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ Strongly disagree: Concrete blocks cannot replace historic buildings. Once history has been destroyed, the whole tone of the area is altered. Council voted to keep Unley “the city of villages” in 2006, now Council wants to ignore this aim. I remember the plan to raze the cottages in the Village Green and am happy to see them, and the Green still remaining. The area must remain the cool, green and sunlit place it is, with the existing gum trees retained to support bird life.</li> <li>▪ Strongly disagree: We do not need more traffic/vehicles in the precinct. There is a very real problem right now which needs to be addressed. All day parkers use the area which impacts all other facilities including the kinder-gym, St John Ambulance, Cancer Care, Unley Kindergarten, Churches and pottery group let alone that local residents cannot park in front of their homes. Where will people park for Unley Oval game days? Trams are not suitable for Unley Rd as it is narrow. There was much less traffic in the 1950’s and to have trams now would mean to have either one-way or no parking next to shops. High-rise development needs space for cars etc- where will they go? - Greedy developers never adequately consider what the locals have to deal with when construction occurs. Noise and dust and increased movement of heavy vehicles (plus workers’ vehicles parking)</li> <li>▪ Oxford Tce has the only lights allowing safe side street access to Unley Rd, especially at peak times. The only other alternative is Wattle St. Access to Unley Rd for those leaving the shopping centre is also difficult. Please consider the safety of students and children and senior citizens in the area who</li> </ul>	<p>The 30 degree plane is an accepted tool in policy terms to reduce overshadowing.</p> <ul style="list-style-type: none"> <li>▪ Noted. - Most cottages are not heritage listed. Future development in area around the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed. Setback policies are designed to minimise potential for overshadowing. The DPA does not propose the removal of open space.</li> <li>▪ Noted. - Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be considered in the development of a traffic/transport strategy. Policies have been included in relation to car parking rates and access. - Noted. Nuisance during construction is addressed by EPA policies which are enforced if deemed necessary.</li> <li>▪ Noted. This is one of the issues that needs to be considered in the development of a traffic/transport strategy</li> </ul>	<p>Map and associated policy is proposed to reflect reduced building heights in some areas.</p>



#	Name	Submission summary	Response	DPA Amendment
		<p>have mobility difficulties.</p> <ul style="list-style-type: none"> <li>House values will be affected and many new apartments will remain empty as will the shops</li> </ul>	<ul style="list-style-type: none"> <li>Property value is a complex topic with many variables associated and impacts that are experienced on an individual basis. The DPA is a public policy instrument that is not directly related to values. The intention of a DPA is to plan for the appropriate future form and function of the city, finding balance across many important issues. As an instrument, it cannot predict the exact details of developments.</li> <li>For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	
295*	J Powerfose	<ul style="list-style-type: none"> <li>Strongly object to 11 storeys on Unley Rd and Village Green</li> <li>This is about greed not redevelopment</li> <li>Once the open space is taken, it can never be revived.</li> <li>It is disgraceful that part of the memorial gardens will be over shadowed, killing the grass. Don't believe the shadow reports will be accurate.</li> <li>It is not the Mayor's role to be encouraging this development, it is a role for all Council. I will not vote for any Councillor who agrees with this proposal.</li> <li>I will encourage everyone I know to only pay half rates as Council is not doing the right job.</li> </ul>	<ul style="list-style-type: none"> <li>Noted: DPA proposes that some land on the western side of Unley Road is suitable for up to 11 storey development, subject to suitable setbacks and design. As indicated in the DPA the Village Green is to be retained in this area</li> <li>As a representative Council, it is important to provide for the future of Unley by creating plans today that influence appropriate development for the next 50 years.</li> <li>The DPA does not propose the removal of open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which is not a cadastrally defined area) dependent on the development of the wider area</li> <li>Setback policies are designed to minimise the potential for overshadowing.</li> <li>Noted. Councillors' responsibility for strategic and policy planning for the Council area, in the context of wider State strategies.</li> <li>This DPA has followed a specified and transparent process for public policy to identify the merit of the issues and a public interest for the future of the whole city and the future community, legislated by</li> </ul>	<ul style="list-style-type: none"> <li>An amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green or reconfigured equivalent as ground level open space.</li> <li>Some amendments to the Indicative Building Height Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>No amendment to the 30 and 40 degree plane recommended.</li> </ul>

#	Name	Submission summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>▪ The parking congestion and difficulty from the French Fair was just a taste of things to come.</li> <li>▪ If I wanted high rise I would have moved to Melbourne or Sydney.</li> </ul>	<p>the Development Act.</p> <ul style="list-style-type: none"> <li>▪ Noted</li> <li>▪ Noted</li> <li>▪ For further discussion on these topics, please refer to Attachment F of the SCPA report</li> </ul>	

# Submission number relates to order of receipt

\* Late submission received after closing date

## Attachment A1 – Summary and Response to Agency/Association Submissions

Nine (9) written Agency submissions were received and incorporated into the review. The two (2) local Members of Parliament were directly advised of the DPA, provided with associated explanatory material and one responded with comments.

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
1	Metropolitan Fire Service	Reviewed DPA and generally support, noting: <ul style="list-style-type: none"> <li>▪ SAMFS has resources to respond to development and will be assessed under the “Predetermined risk response and greater alarm system” operational procedures;</li> <li>▪ development will be serviced by primary response stations of Glen Osmond and Adelaide;</li> <li>▪ development to comply with the Building Code of Australia and SAMFS to be consulted and involved in design, approval and commissioning phases under the Development Regulations 2008.</li> </ul>	Noted.	No action required.
2	Office for Design and Architecture	Thank you for consulting ODASA. No comments	Noted.	No action required.
3	SA Water	Water and sewage services are provided to subject area: <ul style="list-style-type: none"> <li>▪ both may require extension/augmentation to accommodate future generated demands ;</li> <li>▪ information in DPA will be incorporated into SA Water’s planning process;</li> <li>▪ development shall not deleteriously affect the quality or quantity of source water or the natural environment;</li> <li>▪ required extensions of infrastructure are assessed on individual commercial merits;</li> <li>▪ discharge of trade waste will be subject to suitable permits and charges.</li> </ul>	Noted.	No action required.

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
4	SA Power Networks	<p>Appreciate opportunity to comment. While not practical to asses individual property or infrastructure impacts, attention is drawn to general matters for consideration:</p> <ul style="list-style-type: none"> <li>the obligation to meet future load growth is taken seriously and augmentation may be necessary (including new substations possibly in a residential area);</li> <li>developers will need to assess existing capacity and provide for necessary network capacity upgrades, contribution to upstream network augmentation, potential long lead times and direct costs associated with extension/connection of electrical infrastructure specifically for their development.</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>As part of Investigations for DPA Tonkin Consulting liaised with utilities regarding infrastructure capacity assessment and process for augmentation;</li> <li>Due to the size of potential development augmentation is likely. Development will be subject to standard connection charges and as necessary additional substation upgrade component charges. Incorporation of on-site solar, battery, wind, co/tri-generation etc may reduce network demand and in-turn augmentation charges.</li> </ul>	No action required.
5	Environment Protection Authority	<p>Of key interest is the potential environmental and human health impacts of development that may arise from the consideration of mixed use including residential in close proximity to main roads and the appropriate management of potential impacts:</p> <ul style="list-style-type: none"> <li>Acknowledge that policies relating to noise, air emissions, interface between land uses, site contamination, natural resources and waste are already in the Development Plan;</li> <li>Development within recommended evaluation distances of emission sources between developments and a 100m of designated roads, ie Unley Road, need to demonstrate in accord with the SAPPL policy module 'Interface Between Land Uses' and 'Overlay-Noise and Air Emissions' currently in the Development Plan and as generally reinforced in the proposed Zone Objectives and Desired Character statement. The EPA consider there is sufficient existing and proposed policy to ensure air and noise emissions are assessed and addressed at the development application stage;</li> <li>The EPA has identified a contaminated site (waste or recycling depot) in 1992 within the zone when the shopping centre was redeveloped, and other</li> </ul>	<p>Such matters are of equal interest to Council. Issues necessarily rely on expertise of relevant authorities for the appropriate location and corresponding design of development to avoid undue impacts:</p> <ul style="list-style-type: none"> <li>Noted.</li> <li>Noted.</li> <li>Noted.</li> </ul>	No action required.

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		<p>contaminating activities may have occurred since The Development Plan does not contain the latest (updated) SAPPL 'Site Contamination' policy module but does have an adequate policy provision (PDC 6(b));</p> <p>The draft Site Contamination Framework currently being prepared by EPA identifies that in the planning system land is not developed for more sensitive land uses unless contamination risks have been considered and appropriate remediation measures put in place. Accordingly, as more sensitive residential uses are envisaged, it is recommended Council undertake a planning evaluation to identify potentially contaminating activities by a standard merit assessment process;</p> <ul style="list-style-type: none"> <li>▪ Water Sensitive Urban Design (WSUD) is addressed by the SAPPL 'Natural Resources' policy module and further reinforced in the Zone Desired Character statement. The existing and proposed policy is supported by the EPA.</li> </ul>	<p>The latest endorsed SAPPL Site Contamination policy module is contained in the 'Hazards' policy in the Residential Growth DPA awaiting Minister approval. In any event the current policy is adequate. Residential development will predominately occur above lower commercial uses or be of higher density forms with large site coverage and hard paving. Any more detailed evaluation and remediation is considered adequately addressed via developments as they are proposed and reviewed on their merits per applicable policy.</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> </ul>	
6	Adelaide & Mount Lofty Ranges Natural Resources Management (AMLR) and Department of Environment, Water and Natural Resources (DEWNR)	<p>The proposed amendments to provide additional support for increased mixed use and higher rise buildings, including residential, aligns with the range of strategic objectives and directions of Council and the 30-Year Plan for Greater Adelaide.</p> <p>A range of associated issues have been reviewed:</p> <ul style="list-style-type: none"> <li>▪ A number of State Heritage Buildings, in addition to Local Heritage Places, exist in the zone. The proposed policy to ensure maintenance of appropriate settings and vistas for these is supported. Note that notwithstanding this policy the State Heritage Places are subject to referral under the Heritage Places Act;</li> <li>▪ The inclusion of open space and green infrastructure elements are supported and present a good opportunity for on-ground green infrastructure and water sensitive outcomes;</li> <li>▪ The AMLR considers the natural resources in its</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>▪ Noted and appreciated.</li> <li>▪ Noted and agreed.</li> <li>▪ A review of the Regional NRM Plan does not</li> </ul>	No action required.

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		Regional NRM Plan and provides more detail for the Metropolitan Adelaide sub-region which Unley falls within. The sub-regional priorities should be considered.	highlight any further priorities for this DPA beyond those already addressed.	
7	Renewal SA	Support the intent of the DPA policy changes to implement the direction of The 30-Year Plan for Greater Adelaide, such as Affordable Housing and a focus on design.	Note support.	No action required.
8	Department of Planning Transport, Infrastructure and Transport (DPTI) – Development Division	<p>On the whole the policies proposed in the DPA are supported as they seek to provide for increased mixed use opportunities within the zone but a range of detailed matters are raised for consideration:</p> <ul style="list-style-type: none"> <li>▪ Some proposed policies may warrant further review of clarity and ease of understanding and to meet technical requirements, including:                             <ul style="list-style-type: none"> <li>- PDC 28(c) requirements for expected tree height are management related rather than directly applicable to development;</li> <li>- PDC 4 wording is complex and covering a range of issues whereby consideration should be given to breaking it into separate PDC's to address each issue and/or Key Area;</li> <li>- PDC 26 &amp; 27 has been overlaid with figure obscuring text;</li> <li>- PDC 29 Designated Areas for Setbacks from Roads and Open Spaces lack clarity and certainty and an alternative mechanism for describing them should be considered if possible;</li> </ul> </li> <li>- Map Un/1 (Overlay 3) Noise and Air Emissions does not include designation of Unley Road and as there are sensitive uses in the zone consideration should be given to its application;</li> </ul>	<p>The DPA has been comprehensively prepared and provided to DPTI for review before release for consultation and supported is noted with detailed matters addressed as follows:</p> <ul style="list-style-type: none"> <li>▪ The post-consultation review provides a valuable opportunity to address such matters:                             <ul style="list-style-type: none"> <li>- Nominating expected tree height is easiest way to clarify the appropriate scale of landscaping for a suitable buffer without being excessive;</li> <li>- Addresses two issues, scale of development and function/land use, for each separate area. Seems reasonably clear but simplification into individual parts in a table proposed;</li> <li>- Formatting error already remedied;</li> <li>- Areas are effectively defined by their street/open-space frontage and dimensions and is considered clear and certain. Alternative building setbacks and envelope principles could be provided in lieu of table. To further aid clarity the Concept Plan Maps <i>Indicative Building Heights</i> and <i>Ground Level Setbacks</i> that reflect contents of table can be included as a further reference;</li> <li>- Agree that Unley Road should be included as a Type B Designated Road for the purposes of applying Noise and Air Emissions and related interface impacts policy;</li> </ul> </li> </ul>	<p>Limited and specific amendments appropriate as follows:</p> <p>No amendment proposed.</p> <p>Simplify into table format.</p> <p>Corrected.</p> <p>Include Concept Plan Maps as a further reference. Consider revision to better reflect intent.</p> <p>Unley Road be included as a Type B Designated Road in Map Un/1 (Overlay 3).</p>

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Concept Plan Maps require complete revision to meet the black/white development mapping standards (no colour) and be prepared in Adobe Illustrator for supply to DPTI prior to final approval;</li> <li>- Transport issues will be addressed by Transport Services Division of DPTI and provided when available;</li> <li>▪ A pilot project is being undertaken with Prospect Council on design parameters associated with medium density/mixed use development that Council would be encouraged to discuss and consider for inclusion in the relevant policy amendments;</li> <li>▪ Comments not incorporated into DPA should be discussed with DPTI;</li> <li>▪ Any discrepancies between agency advice on certain issues should be referred to DPTI to resolve.</li> </ul>	<ul style="list-style-type: none"> <li>- Unfortunate and will complicate presentation of policy parameters but suitable alternatives will be prepared in liaison with DPTI Mapping Office;</li> <li>- No comments were provided. Normal concerns addressed by rationalisation and minimisation of access to arterial road (Unley Road) to mitigate interference with traffic flow;</li> <li>▪ Aware of project, which involves URPS who are assisting with the Unley DPA. Review of other examples and initial draft proposals provides benefit for additional good design principles. While generally applicable, the scope of this DPA is limited to the District Centre Zone. Broader general application can be considered in future applicable DPA.</li> <li>▪ Noted.</li> <li>▪ Noted.</li> </ul>	<p>Provide updated maps in accord with mapping standards.</p> <p>No amendment proposed.</p> <p>Include general 'Good Design' principles in District Centre Zone following heading Design and Appearance. Refer to Attachment G.</p>
9	UDIA(SA) Urban Development Institute of Australia South Australia	<p>The UDIA represents the urban development industry (200 businesses locally and 4,000 nationally) which is the 5th largest contributor to the output of SA (56,000 employed, 7% of state's workforce and \$9B or 12% Gross State Product) and supports Council in increasing density along corridors like Unley Road:</p> <ul style="list-style-type: none"> <li>▪ Support goals of 30-Year Plan for Greater Adelaide and appreciate Council is balancing responsible management of heritage and character while providing opportunities for new and diverse housing for first home buyers and downsizers (which also frees up supply in existing market);</li> <li>▪ Regard has been given to "human scaled" developments for community acceptance but there also needs to be acceptance of commercial reality of building costs and market conditions;</li> <li>▪ A conservative slope and stepped interface is</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>▪ Noted.</li> <li>▪ A pedestrian and lifestyle experience in the precinct is a foundation principle to creating a successful place. Substantial building opportunity remains available;</li> <li>▪ Reasonable building envelopes are available based</li> </ul>	<p>No action required.</p> <p>No action required.</p> <p>No amendment proposed.</p> <p>No amendment proposed.</p>

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		<p>proposed but Council is urged to increase slope and remove some building steps to promote development and better financial viability;</p> <ul style="list-style-type: none"> <li>▪ PDC 32(a)(ii)(a) excludes development over 3 storeys from Category 1 (no public notice) contrary to heights envisaged and the philosophy of not engaging on individual applications once policy is settled;</li> <li>▪ PDC 26 creates a highly constrained building envelope with 30 degree rear interface and required setbacks to the primary street frontage overly restricting building potential. Combined with prescriptive setbacks in 'Concept Plan Map – Ground Level Setbacks' limit commercial incentive. Recommend this be reviewed to enable greater emphasis on response to the context of a site;</li> <li>▪ Relaxing car parking requirements is supported However increased bicycle storage should be carefully considered so that they do not become too onerous and stifle development;</li> <li>▪ Increased corridor density is promoted Council is urged to look closely at ways to work with the development sector to promote further development along the remainder of the corridors Hopefully this DPA is a catalyst for doing so.</li> </ul>	<p>upon accepted and SAPPL policy (30° @ 3m agl) Substantial building areas and minimum 25 metre upper level floor plates are afforded;</p> <ul style="list-style-type: none"> <li>▪ Appreciate philosophy but it is not considered unreasonable larger scale development with potential exacerbated impacts be Category 2 (letter to adjacent land and no appeal rights) so neighbours can provide local knowledge to enhance outcome. Consistent with SAPPL Urban Corridor Zone module;</li> <li>▪ Substantial building envelopes are available, even on narrower strip portions of Unley Road, based upon reasonable and accepted SAPPL policy (30° @ 3m agl) with minimum 25 metre upper level floor plates. Concept Plan reflects building envelope and varied street setbacks for urban design place outcomes. Reasonable development opportunity afforded. Policy is key to provide fair certainty for all but as a guideline there may be variation for local context and achieving good design outcomes;</li> <li>▪ Required SAPPL module adopted. A shift in transport mode from cars to alternatives including public transport and cycling is important and needs to be supported by proper storage options;</li> <li>▪ Council has embraced reasonable and sensible increases in density and continues to work with stakeholders from a range of sectors. A program of future DPA's is proposed in due course.</li> </ul>	<p>Amendments proposed to clarify expression.</p> <p>No amendment proposed.</p> <p>No amendment proposed.</p> <p>No action required in relation to this DPA.</p>
	Hon Stephanie Key MP Member for Ashford	Letter and explanatory information sent.	Noted.	No action required.
	Mr David Pisoni MP Member for Unley	<p>The proposed changes raise some concern and potential compromise to alter the heart of Unley, including heritage features of Town Hall and associated buildings around the Village Green, as expanded on below:</p> <ul style="list-style-type: none"> <li>▪ Unley has been dedicated to maintaining significant</li> </ul>	<p>Noted.</p> <ul style="list-style-type: none"> <li>▪ The trade-off required by the 30-Year Plan for</li> </ul>	See response to public submission and Key Issues discussion.



#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		<p>heritage areas and detriment to this would be a dis-service to future generations:</p> <ul style="list-style-type: none"> <li>- Town Hall historic integrity should be preserved. Any new form of development and apartments above will devalue and alter essential charm;</li> <li>- 11 storeys could conceivably distract from nearby sites, eg Soldiers Memorial Gardens, and alter historic attributes and picturesque charm;</li> <li>- 11 storeys height would create overshadowing of nearby residential areas with the 30-degree envelope plane not completely minimising the amount of sunlight lost in the early hours to the west and later hours to the east. Revision of height limits would mitigate overshadowing and be more visually appropriate;</li> <li>▪ Open space provides important recreation space and is highly valued by the community and at a premium:                         <ul style="list-style-type: none"> <li>- potential new development in the Village Green area and behind the Town Hall is unwelcome and once space lost it would unlikely be recovered;</li> <li>- a walking link through St Augustine’s has only recently been negotiated and is positive in linking with Unley Road, Memorial Gardens, significant trees and heritage listed Unley Museum;</li> </ul> </li> <li>▪ Unley has the second highest population density in SA and on-street parking is at a premium in the precinct:                         <ul style="list-style-type: none"> <li>- reduced off street parking for new development is based upon new residents shifting to public and active transport but, while used extensively in new Urban Corridor Zones cross Adelaide, is not supported by evidence;</li> <li>- the proposed 150 apartments above the Town Hall would likely see new residents taking up sparse on street parks for long periods;</li> <li>- this will adversely affect access to Village Green, Unley Oval and local business for those that need</li> </ul> </li> </ul>	<p>Greater Adelaide and the Minister for conservation is targeted growth in strategic areas, ie centres:</p> <ul style="list-style-type: none"> <li>- heritage buildings setting and context is to be complemented by new development, which is adjacent to, not over, the Town Hall;</li> <li>- development will create change but also activity within areas. Building setbacks around the open-spaces increase as heights increase;</li> <li>- overshadowing can’t be entirely avoided, particularly to the east and west, but it is mitigated to a large extent by the 30° envelope. The State Government has currently accepted the approach but concerned about limitations on development. As part of review may be revisions warranted, but will need to be accepted by the Minister;</li> <li>▪ Noted, agreed and key part of urban design principles for the precinct planning:                         <ul style="list-style-type: none"> <li>- Village Green ground level open space is to be retained and enhanced, but may be reconfigured, as part of area future masterplan;</li> <li>- pedestrian links are important and are recognised in Connections &amp; Key Areas Concept Plan for provision in any future re-development. Significant trees and heritage places addressed by existing policy;</li> </ul> </li> <li>▪ Noted:                         <ul style="list-style-type: none"> <li>- SA Planning Policy Library (SAPPL) module developed by State in recognition of nature of mixed use higher density centres/corridors. Trend is valid and may take some time for transition to take larger effect;</li> <li>- new development would be subject to off-street parking requirements, plus bicycle requirements, and assessment on merit in its context;</li> <li>- provision of off-street parking and on-street parking is subject to ongoing review and</li> </ul> </li> </ul>	

#	Agency/Assoc	Submission Summary	Response	DPA Amendment
		<p>to drive and find shortage of short-term parking;</p> <ul style="list-style-type: none"> <li>▪ Existing infrastructure is old and overdue for renewal to sustain current high traffic volumes and cope with added peak hour pressure:                             <ul style="list-style-type: none"> <li>- Unley Road is already one of most congested roads in Adelaide, with slow average speed (24km/h viz RAA), poor maintenance and ride quality;</li> <li>- the additional traffic volume produced by the additional dwellings, without upgrading infrastructure, will exacerbate this 'commuter crawl' and lead to alternative 'rat running' to avoid delays.</li> </ul> </li> </ul>	<p>management for adequate and equitable supply;</p> <ul style="list-style-type: none"> <li>▪ Noted. Regarded as acceptable in short term but traffic management and infrastructure to be reviewed for improvement in medium term:                             <ul style="list-style-type: none"> <li>- Unley Road is controlled by Department of Transport. DPTI aware of demands and zoning proposals and Council has, and will continue to, lobby for improvements;</li> <li>- arterial road network management, and enhanced public transport, are important to future function of inner city corridors and areas. Local area traffic management will monitor and address associated local road network issues.</li> </ul> </li> </ul>	

## Attachment B – Summary and Response to Public Meeting Submissions

Fifty five (55) of those making submissions indicated a request to be heard. Therefore the public meeting proceeded on the 6 December 2016 before the City Strategy and Development Policy Committee (CS&DPC) as Council’s delegate. Potential presenters were all contacted and requested to confirm desire to present. Due to the potential numbers of presenters the meeting occurred in two sessions from 5:30 to 6:30 pm and from 7:00pm to 9:45pm. Thirty two (32) confirmed their attendance before the meeting and thirty six (36) ultimately presented to the Committee.

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<b>5:30pm SESSION</b>		
249	Ms H Dyer (Holmes Dyer) and Ms S Gilmour for Life Care	<ul style="list-style-type: none"> <li>- Unley has an ageing population</li> <li>- Integrated development providing for health in proximity to good public transport/places can have positive social impact and allows ‘ageing in place’</li> <li>- Aged care could/should occur in District Centre</li> <li>- Quoted a number of statistics to support demand</li> <li>- Supported additional development opportunities, particularly for aged care</li> <li>- Supported extension of the zone</li> <li>- Need to refine policies for greater support</li>   <li>- Didn’t support ‘wedding cake’ tiered development</li> <li>- Preferred simple setbacks i.e. 3 metres or 2 storey on boundary then jump to higher level – need scale to be viable</li> <li>- Need to adequately manage interface/not free for all. The interface and built form is imperative</li> <li>- Mr D Wallace (Independent Member of the City Strategy and Development Policy Committee) queried whether the less prescriptive height/setback policies suggested by the respondent would provide a better outcome than the proposed 30 degree plane building envelope</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Agreed.</li>   <li>- Agreed.</li> <li>- Noted.</li> <li>-</li> <li>- Noted.</li>   <li>- Noted</li> <li>- “aged person’s accommodation” and “retirement village” already added as local additions to Envisaged Uses. Amendments to setbacks may also assist.</li> <li>- Noted, but policies address potential for undue impacts on adjacent development.</li> <li>- Noted. See above comment. Scale needs to be commensurate and compatible with surrounding development.</li> <li>- Strong interface provisions already in place and proposed.</li> <li>- Agree. Policy position proposed is considered appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required</li>   <li>- No amendment proposed.</li> <li>- No action required.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li> <li>- Amendments to setback distances proposed.</li>   <li>- Amendments to setback distances proposed.</li> <li>- Amendments to setback distances proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li> <li>- Amendments to setback distances proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		(i.e. the “wedding cake” policy) - A statement was made by Cr M Hewitson (Member of CS&DPC) regarding the potential for impacts for next-door neighbours - In response Ms Dyer reiterated earlier comment that providing the portion of the building on the interface was appropriate in the context of the neighbouring property that increased setbacks for upper levels was not as important	- Noted.  - Increased setbacks for upper levels still considered necessary to minimise overshadowing effects on adjacent properties.	- No action required.  - Amendments to setback distances proposed.
37	Mr J Nairn	- Raised issue of need for integrated transport management discussion to plan for the future  - Considered DPA document hard to read  - Plan showing development to 8 storeys over Village Green caused confusion - Overshadowing/loss of parks - Concern in the community that ground level reserves would be traded for “green walls”	- DPA investigations considered potential traffic impacts from increased population and development. Not considered to be significant. Wider traffic management issues being considered as a separate project. - Noted. It is proposed to amend the Plan to clarify development potential in this area. - Setback policies are designed to minimise the potential overshadowing. No loss of public open space reserve lands is proposed. - Green walls are not proposed as a substitute for public open space requirements but additional provision.	- No amendment proposed.  - Amendment to Plan proposed to clarify intent. - Amendments to setback distances are proposed.  - No amendment proposed.
223	Mr C Vounasis for Optage P/L	- Optage - owners of Target and associated car park - Site of 6,750m <sup>2</sup> - Has developed its own plans for the future of its site - Site provides opportunity to link development on the western side of Unley Road (vehicle linkage to rear/parking linkages) - Heights on their site using the 30° plane could go to 15 storeys, rather than be capped at 11. - - Support greater heights to better manage site, enabling lower and higher rise buildings - Setbacks for 4 - 8 storeys should be 2 metres and 7-8 storeys 4 metres	- Noted.  - Noted. - Noted, but future plans not provided. DPA provides broad guidance on development. - Agree. Integration of developments is supported in the DPA and by other Development Plan policies. - Noted. 11 storeys is a guideline. Any proposal would need to justify any additional height in its context. - Noted. Variation in building heights likely to result in order to meet other design principles. - Setbacks have been reviewed in order to provide notable articulation to streetscapes.	- No action required.  - No action required. - No amendment proposed.  - No amendment proposed.  - No amendment proposed.  - Amendments to setback distances are proposed. - Amendments to setback distances are proposed.

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Greater setbacks restrict development feasibility</li> <li>- Should have footbridges over Arthur Street/Unley Road</li> <li>- Provides links at levels 1 and 2</li> <li>- Want indicated tram stop in front of its site</li> <li>- Need incentives for site amalgamation (floor level bonuses?) in the DPA</li> </ul>	<ul style="list-style-type: none"> <li>- Setbacks are designed to assist achieving desired urban form and minimise potential for adverse impacts (overshadowing, etc).</li> <li>- DPA does not prevent establishment of raised footbridges.</li> <li>- Noted. See comment above.</li> <li>- Issue of tram line being considered as part of separate, wider traffic management issues. Location of tram stops to be considered in detailed design if planning for tram line commences.</li> <li>- DPA already provides significant development opportunities. Up to developer to decide if site amalgamation is required for project viability. Can approach relevant planning authority to discuss “bonuses” based on achieving policy outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
152	Ms S Frayne	<ul style="list-style-type: none"> <li>- Neighbour of ‘Village Green’</li> <li>- Council has a conflict of interest because it proposes to develop its own land (as it is a regulator and a beneficiary)</li> <li>- ‘Village charm’ will be lost – demolition of cottages around Village Green will diminish heritage</li> <li>- Tall buildings will result in overlooking of nearby properties/will compensation be available?</li> <li>- Community consultation concerns – didn’t like questions on survey – considered them biased</li> <li>- Felt that information provided to the community was contradictory</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- DPA sets guidelines for future development and is considered by DPTI/Minister for Planning for appropriateness before approval of policies. Any future development on Council land will be assessed against these guidelines by the independent planning authority the Development Assessment Commission.</li> <li>- Most cottages are not heritage listed. Future development in area encompassing the Village Green will be subject to further consultation at a later date and subject to a development application process if it is decided to proceed.</li> <li>- Setback and design policies mitigate potential for overlooking. The planning system does not contain compensation provisions.</li> <li>- Noted. Survey questions were additional to the statutory consultation required.</li> <li>- This appears to be primarily in relation to comments purportedly made by Councillors during meetings with residents/groups, noting that</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required for this DPA process.</li> <li>- No amendment proposed.</li> <li>- Amendments to setback distances are proposed.</li> <li>- No amendment proposed.</li> <li>- Minor amendments to some maps are proposed to better clarify intent.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Council should rescind its position from 22 August in relation to its proposed development around the Village Green</li> <li>- This topic should be a matter for an election</li> </ul>	<p>Councillors denied making contradictory statements. The need to clarify some maps (i.e. in relation to the Village Green) has been identified.</p> <ul style="list-style-type: none"> <li>- This is not a DPA matter and will be subject to further consideration by Council as part of another process.</li> <li>- See above comment.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> </ul>
197	Prof. A Crowther	<ul style="list-style-type: none"> <li>- Historian who has lived in Glasgow</li> <li>- Used this as an example of where high-rise apartments has not worked</li> <li>- Can see in 30-40 years' time disintegrating buildings in multiple ownership making it difficult to maintain/replace the buildings</li> <li>- Medium level is better than high rise</li> <li>- 3 - 5 storeys preferred</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- It is considered difficult to draw comparisons from high rise development from 40 -50 years ago in Glasgow to Unley circumstance today.</li> <li>- The future maintenance/replacement of buildings is not considered a DPA matter. All buildings have a limited "life" and will be subject to maintenance requirements or potential eventual replacement at some time.</li> <li>- Noted. The 30-Year Plan 2016 Update considers medium rise as 3-6 storeys and high rise as 7+ storeys. As a result of submissions it is proposed to reduce some building heights in some areas, with a reduction in the overall area being considered for high rise development. It is still considered appropriate to consider high-rise development in some areas.</li> <li>- See comment above.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- See comment above.</li> </ul>
192	Prof. J Crowther	<ul style="list-style-type: none"> <li>- Living on south side of Thomas Street</li> <li>- Development would result in demolition of sandstone buildings, ie Mornington House</li> <li>- Concerned with setbacks</li> <li>- 30° &amp; 40° planes are too severe – need less to avoid overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Up to the owners to decide if development is to occur on their land and in what form (subject to Development Plan policy). Mornington House is listed as a "Local heritage place" and development affecting it would be subject to additional scrutiny on this basis.</li> <li>- Noted.</li> <li>- These planes are accepted in policy terms to reduce overshadowing.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- Amendments to setback distances are proposed.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Presented paper to Committee on overshadowing analysis</li> <li>- No sun to his front yard in winter solstice</li> <li>- Thomas St is not a primary road</li> <li>- 2m height @ 30° is preferred</li> <li>- Overshadowing with current plane, particularly @ 40°</li> <li>- Cr M Hewitson (Member of CS&amp;DPC) queried the modelling provided by the respondent to which the respondent advised that it was correct to his understanding.</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Potential overshadowing of the front yard on occasion is not considered unreasonable.</li> <li>- Noted. Setback requirements based on 30° plane will apply to development fronting Thomas Street.</li> <li>- Noted. SAPPL policy sets the height at the Zone boundary at 3m.</li> <li>- Noted. 30° requirements will apply to Thomas Street. 40° applies to north face of development sites.</li> <li>- Noted</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- Amendments to height adjacent to Thomas Street mitigate impacts.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- Noted</li> </ul>
131	Mr C Hewitson	<ul style="list-style-type: none"> <li>- Upgraded his property 13 years ago</li> <li>- Tree canopy provides good interface to adjoining car park - needs to be maintained</li> <li>- Supports green infrastructure for social and urban heat relief</li> <li>- Unley needs more greening to reduce hot spots which have an impact on health</li> <li>- Unley Rd is congested – additional development won't help</li> <li>- Concerned with potential for higher buildings to result in overlooking, air pollution, and overshadowing/blocking sunlight.</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Noted.</li> <li>- Noted. DPA and existing policy supports establishment of green infrastructure.</li> <li>- See above comment.</li> <li>- Traffic investigations indicated that increased traffic movements from likely development in the District Centre are insignificant in terms of the overall traffic (which is largely generated elsewhere) on Unley Road.</li> <li>- Setback policies (and others) are designed to minimise potential adverse impacts from higher buildings. Existing Council wide policies (i.e. Medium and High Rise Development (3 or More Storeys) can also be taken into consideration.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
224	Mr J Morris	<ul style="list-style-type: none"> <li>- Representing non-existent grandchildren</li> <li>- Recognises heritage is important but can't keep Adelaide as it is - the city needs to work like a well-functioning machine</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Noted.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Need to move forward – congratulate Council/Govt for intent of DPA</li> <li>- Paris is a good example of redevelopment</li> <li>- Don't need cars or additional parking/residents should learn to cope</li> <li>- In context, what is being proposed is really low-medium height/density</li> <li>- Wants more activation at street level on the eastern side of Unley Road / providing better connections for more people</li> <li>- Unley needs better public transport and more people - a denser population is better</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Noted.</li> <li>- Noted.</li> <li>- Noted.</li> <li>- DPA supports activation at ground and lower levels on both sides of Unley Road.</li> <li>- Public transport requirements are being taken into consideration in a wider traffic management study being undertaken as a separate project.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
81	Mr M Pfahl	Did not attend.	N/A.	No action required.
199	Mr D Bleby	<ul style="list-style-type: none"> <li>- Zoning reflects what's on ground currently and perhaps it shouldn't necessarily follow this</li> <li>- Supports courage of this DPA to increase building heights</li> <li>- Should extend DCe northwards – wider areas would assist higher development to occur</li> <li>- Consider DCe has good attributes but split by Unley Road</li> <li>- Wants underground pedestrian link – connecting western side of Unley Road to eastern side - Oxford St and Unley Oval</li> <li>- Would like a concert hall</li> </ul>	<ul style="list-style-type: none"> <li>- Existing District Centre land uses can be a good indicator of future development/opportunities. Zone provides for wide range of envisaged uses.</li> <li>- Noted.</li> <li>- Additional extensions to the north and east of those proposed were considered during investigations for the DPA. However, the existing land uses for the additional areas and the ability to accommodate desired development forms within the currently proposed area resulted in a decision to not extend the Zone further at this time.</li> <li>- This is recognised as an issue, but is largely beyond the scope of this DPA. Discussions with DPTI will be required to determine what physical works can occur to Unley Road to provide better east-west connections.</li> <li>- See above comment. Some support underground connection, while others support overhead connection. DPA policies support better connections without being specific about how they can be achieved.</li> <li>- Policies for the District Centre support the</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- DPA already proposed minor extension to the District Centre Zone boundary. No further extension is considered necessary at this time.</li> <li>- The future of Unley Road will continue to be discussed with DPTI, with no action being proposed in this current DPA.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>



#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Could extend DCE east to Rugby Street and north to Marion Street</li> <li>- Could extend DCE west (to Austell Street?) and north to Mary St</li> </ul>	<p>establishment of a range of cultural and entertainment facilities within the District Centre. An entertainment venue is listed as an envisaged use.</p> <ul style="list-style-type: none"> <li>- See earlier comments on this issue.</li> <li>- See earlier comments on this issue.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
<b>7:00pm SESSION</b>				
149	Ms L Pieracinni - President for Environment and Character Conservation	<ul style="list-style-type: none"> <li>- Some posters were stolen/attempt to sabotage their input</li> <li>- Has lived in Unley for 45 years</li> <li>- Cultural suicide to demolish heritage buildings</li> <li>- Community consultation was too short – people didn't understand what was being proposed</li> <li>- Doesn't want high-rise</li> <li>- DPA will destroy "city of villages"</li> </ul>	<ul style="list-style-type: none"> <li>- Noted, but no knowledge of events.</li> <li>- Noted.</li> <li>- The DPA does not propose the demolition of heritage buildings. In addition to the current extensive Council wide policies dealing with heritage matters, the DPA includes a policy to protect the setting of State and Local Heritage Places within the District Centre Zone.</li> <li>- Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) was available to answer any queries during this time.</li> <li>- High rise development, subject to design and siting requirements, to ensure good urban form and minimise impacts, is considered appropriate in the District Centre Zone.</li> <li>- This DPA is focussed on the District Centre</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Residents don't benefit as only developers get free public land (in relation to Council's proposal to redevelop around the Council Chambers?)</li> <li>- Other sites can provide higher density/rise housing i.e. LeCornu's site</li> <li>- Wanted to re-open community consultation phase</li> <li>- Residents pay rates and therefore should have final say</li> </ul>	<p>Zone, where increased activity, higher densities and higher buildings are considered appropriate in such a Zone. The DPA does not propose any changes to other areas within the City of Unley.</p> <ul style="list-style-type: none"> <li>- This comment appears to be in relation to potential proposals to develop land on/around the current Council Chambers. This matter was not specifically considered in the DPA investigations and will be subject to further debate in Council/with the community in the future.</li> <li>- Agreed and is being considered, but this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>- This is not considered necessary as an extensive community consultation phase has already been undertaken and the key issues brought to Council's attention.</li> <li>- Councillors' responsibility for strategic and policy planning for the Council area, in the context of wider State strategies.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- No action required.</li> </ul>
138	Mr R Green	<ul style="list-style-type: none"> <li>- City of villages concept introduced around 1990</li> <li>- Intent was high-rise in each village centre</li> <li>- Generally supports DPA</li> <li>- Doesn't want a promenade in Oxford Tce</li> <li>- Lack of information on traffic/transport strategy</li> <li>- Alarmed at prospect of trams on Unley Rd – need lots of off-street parking</li> </ul>	<ul style="list-style-type: none"> <li>- Noted. DPA reflects current strategies affecting the Council area.</li> <li>- DPA promotes high rise in District Centre Zone.</li> <li>- Noted.</li> <li>- DPA does not promote Oxford Tce as a promenade. The future development of the Tce (if any) will be subject to later Council discussion.</li> <li>- Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> <li>- The DPA does not address trams along Unley Road. This is one of the issues that need to be</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Unley needs more open space (ie worried about reconfiguring the Village Green)</li> </ul>	<p>considered in the development of a traffic/transport strategy.</p> <ul style="list-style-type: none"> <li>- The DPA does not propose the removal of public open space. It does raise the potential for reconfiguration (not loss) of the current location/shape of the Village Green (which does not have a cadastral boundary to defined area) dependent on the development of the wider area.</li> </ul>	<ul style="list-style-type: none"> <li>- Minor amendment to some maps is proposed to better clarify the retention of the Village Green at ground level.</li> </ul>
141	Ms M Kulusniewski	<ul style="list-style-type: none"> <li>- Considers DPA is developer driven</li> <li>- Push for higher density/rise is not from John Rau</li> <li>- Should not build over kindergarten/Village Green</li> <li>- Historic elements of Unley need to be protected</li> <li>- Council should be hands-off (no development deals?)</li> <li>- Accusations made against purported statements from various Elected Members</li> </ul>	<ul style="list-style-type: none"> <li>- Need for DPA is being driven by Council and State Government strategic directions.</li> <li>- The aim of increased densities and medium to high rise buildings reflects strategic directions, including those by the State Government.</li> <li>- As indicated in the DPA the Village Green is to be retained in this area. It is also proposed that this area be a focus for community facilities, which includes kindergartens.</li> <li>- DPA provides protection for State and Local Heritage places, noting that some cottages around the Village Green are not, in fact, heritage listed.</li> <li>- The DPA sets the development framework for the District Centre Zone and is a legislated role for Council. Future development proposals for Council owned land will be subject to a separate process and independent planning assessment by the Development Assessment Commission.</li> <li>- This appears to be primarily in relation to comments purportedly made by Councillors during meetings with residents/groups, noting that Councillors denied making contradictory statements</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- Minor amendment to some maps is proposed to better clarify the retention of the Village Green at ground level.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- No action required.</li> </ul>
205	Ms V Nairne	<ul style="list-style-type: none"> <li>- Opposes DPA</li> <li>- Large majority of submissions oppose DPA</li> <li>- Concerns about 11 storeys along Unley Rd</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Noted.</li> <li>- DPA proposes that some land on the western side of Unley Road is suitable for high-rise up to</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- Some amendment to the Indicative Building Heights</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Development will cause overshadowing, increase traffic/parking issues, increase pollution and cause wind tunnels</li> <li>- Claimed Council bought up cottages around Village Green in past to redevelop for 6 storeys but community stopped</li> <li>- Appalled that change could happen to Village Green</li> <li>- Doesn't want loss of older houses</li> <li>- Commented on previous history - 1970s issues</li> <li>- Believes "civic side" should not be available to developers</li> <li>- The DPA should be scaled down</li> </ul>	<p>11 storey development, subject to suitable setbacks and design.</p> <ul style="list-style-type: none"> <li>- There are a number of current and proposed policies to enable appropriate assessment of developments to avoid/minimise adverse impacts.</li> <li>- Council is the owner of cottages on the periphery of the Village Green. This puts Council in a strong position to achieve the desired development outcomes for the area.</li> </ul> <p>Varying building heights are proposed on the road frontages.</p> <ul style="list-style-type: none"> <li>- The Village Green is not a defined area with cadastral boundaries. It comprises the "rear yards" of a number of allotments containing the cottages on its periphery. The DPA indicates that while the Village Green is to be retained in the area, it could be in a different location or have a reconfigured shape to achieve better outcomes.</li> <li>- Most of the cottages around the Village Green are not heritage listed and may, or may not, be retained dependent on final design / layout of the area.</li> <li>- The history of the land/buildings will be considered by Council in formulating any development proposals for its land.</li> <li>- This is not a DPA matter, but rather one for Council to decide in consultation with its community.</li> <li>- Some reductions in building height are proposed in some areas within the District Centre Zone.</li> </ul>	<p>Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p> <ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- Minor amendment to some maps is proposed to better clarify the retention of the Village Green at ground level.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>
119	Mr R	- One of 2 Councillors for the Ward	- Noted.	- No action required.

#	Name	Summary of Verbal Submission	Response	DPA Amendment
	Salaman	<ul style="list-style-type: none"> <li>- Made a submission therefore can't vote/discuss the DPA in Council</li> <li>- Concerned with proposed building heights – thinks 7 or 8 storeys at the very most would be suitable</li>   <li>- Decisions by DAC have stretched planning guidelines anyway, resulting in higher levels than set out (is worried about “bargaining” for additional height in buildings beyond the 30°)</li> <li>- Better to go in “low” as DAC will allow higher anyway</li> <li>- No faith in 30° plane to achieve aims</li>   <li>- DPA doesn't properly address traffic management issues</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li>   <li>- Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where 11 storey buildings can be considered.</li>   <li>- Planning policies provide guidance, they are not absolutes. Developments need to meet a number of guidelines to gain approval, not just building heights.</li> <li>- Guidelines should be as clear as possible as to what is considered desirable.</li> <li>- 30° plane is a recognised measure (along with setbacks and other design policies) in minimising the potential for adverse impacts from overlooking, overshadowing, etc.</li> <li>- Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li>   <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No action required for this DPA process.</li> </ul>
267	Ms M Dolphin	<ul style="list-style-type: none"> <li>- Important to retain heritage</li>   <li>- Need to support the education of our children so must keep kindergarten and schools</li>   <li>- Honour commitment to heritage</li> <li>- Apartments should be in Adelaide City, not Unley</li> </ul>	<ul style="list-style-type: none"> <li>- DPA provides protection for State and Local Heritage places, noting that some cottages around the Village Green are not, in fact, heritage listed.</li> <li>- DPA will not affect the provision of kindergartens or schools. The area between Oxford Tce and Edmund Street has been identified as a focus for community facilities, which includes kindergartens.</li> <li>- See above comment on heritage.</li> <li>- State and Local strategies identify the need to provide a range of accommodation forms in various locations (including District Centre Zones) across the urban area.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Keep cottages, particularly for the kindergarten</li> </ul>	<ul style="list-style-type: none"> <li>- Most of the cottages around the Village Green are not heritage listed and may, or may not, be retained dependent on final design / layout of the area. This area has been identified in the DPA as a focus for community facilities, including kindergartens.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> </ul>
218	Mr W Jones – Focus	<ul style="list-style-type: none"> <li>- Already provided a strong written submission</li> <li>- Need to retain heritage and open space and support innovation to keep cottages and the village green.</li> <li>- Village Green should be formalised as community land.</li> <li>- Concerns with building heights, setbacks and envelopes</li> <li>- Concerns with traffic/parking</li> <li>- Opposes any high-rise on the Village Green/“civic” side of Unley Road</li> <li>- Opposed to plans for Council development on the Village Green</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- The DPA supports the retention of heritage listed buildings and public open space, including the Village Green (potentially in a reconfigured form). The retention of the cottages is a matter for Council to resolve and is not dependent on this DPA.</li> <li>- Should Council resolve that the Village Green become community land this is a separate process undertaken under the Local Government Act.</li> <li>- There are a number of current and proposed policies that provide guidance on these issues. In addition, some reductions in building height are proposed in some areas within the District Centre Zone.</li> <li>- Traffic/transport strategies being developed have been considered in preparing the DPA, but will primarily be implemented by methods other than DPA policy. Policies have been included in relation to car parking rates and access.</li> <li>- Noted. See comment above. Some reductions in building height are proposed in some areas within the District Centre Zone.</li> <li>- See comment above. This is not a DPA matter, but one which Council will need to resolve as a</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas. Amendments to some setback distances are also proposed.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No action required for this</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Need to better inform community on what is happening</li> </ul>	<p>separate matter.</p> <ul style="list-style-type: none"> <li>- Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time. Consultation associated with Council's plans for potential redevelopment of its land around the Civic Centre is a separate process.</li> </ul>	<p>DPA process.</p> <ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> </ul>
222	Mr G Nairn for Ms I Wrigley	<ul style="list-style-type: none"> <li>- The Civic Centre area should be excised from the DPA</li> <li>- Don't want development on this site</li> <li>- Didn't accept green palette on the Concept Plan/wanted to retain the Village Green – backyards and cottages</li> <li>- Concerned that Elected Members were supportive of increased development on the Civic Centre block</li> <li>- Wants to save Village Green/nothing on Civic Centre block – keep cottages</li> </ul>	<ul style="list-style-type: none"> <li>- The Civic Centre area is a key component of the District Centre Zone and will continue to accommodate cultural, community and public administration facilities to serve the surrounding district. It should be retained within the DPA area.</li> <li>- Proposals for redevelopment of Council owned land within the Civic Centre area will be subject to a separate consultation process and will require the approval of Council.</li> <li>- The Indicative Building Heights Concept Plan Map is to be amended to clarify that the Village Green is to be retained as a ground level public open space. The future of the cottages on the periphery of the Village Green has not been resolved by Council at this time. Should they be removed in future, development will need to be in accord with the policies for the area.</li> <li>- While the DPA supports future development on the Civic Centre block, what development eventuates (if any) will require the approval of Council and be subject to a Development Application process.</li> <li>- See comments above.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No action required for this DPA process.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Look at the LeCornu site for redevelopment</li>   <li>- Change in heart of Unley must enhance communal and casual culture of the village</li>   <li>- Focus on Village Green/cottages</li>   <li>- A question was asked of the respondent by Cr J Boisvert (Member of CS&amp;DPC) to clarify if their interest was in the Village Green area specifically or all of the eastern side of Unley Road so as to ascertain whether there was concern if the current Council Building was redeveloped. The respondent reminded the panel that they were presenting on behalf of Ms Wrigley and that, from their understanding of Ms Wrigley's concerns, their belief was that the Village Green is of more importance than the current Council Building.</li> </ul>	<ul style="list-style-type: none"> <li>- While the LeCornu site may be suitable for redevelopment this does not mean such development should not be considered for the District Centre Zone where required facilities/services are/can be provided to residents.</li> <li>- The area being rezoned is the District Centre Zone and it is expected to continue to accommodate the range of activities typically located in such a Zone. The culture of the area will continue to be reliant on the joint efforts of landowners, business owners, residents, the Council and wider community.</li> <li>- See comments above.</li>   <li>- Noted.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- See comment above.</li> </ul>
216	Mr J Haslam	<ul style="list-style-type: none"> <li>- Considered consultation process had not worked well</li> </ul>	<ul style="list-style-type: none"> <li>- Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time. Consultation associated with Council's plans for potential</li> </ul>	<ul style="list-style-type: none"> <li>- No action proposed.</li> </ul>



#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Community awareness was limited</li> <li>- DPA investigations indicate limited support for 11 storeys (from Workshops) yet still proposes it and feels this is surprising</li>   <li>- Wants 3 - 7 storeys</li>   <li>- PDCs are considered too complex</li> <li>- DPA/brochures full of 'public service' speak and should be in plain English</li>   <li>- Height limits should be 7 storeys west of Unley Road and 3 - 5 storeys east of Unley Road</li>   <li>- Need to keep the Village Green</li>   <li>- DCE could extend north to Frederick St</li> </ul>	<p>redevelopment of its land around the Civic Centre is a separate process.</p> <ul style="list-style-type: none"> <li>- See comment above.</li> <li>- As indicated, the workshops comprise one aspect of input to the investigations phase of the DPA, and views were varied, with the policy position proposed based on much wider considerations.</li>   <li>- Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area for high-rise buildings. However, high-rise buildings are still proposed on the western side of Unley Road.</li> <li>- Amendments to some PDCs are proposed for clarification.</li> <li>- Brochure a brief summary and directs attention to DPA. DPA policies are largely based on those in the SA Planning Policy Library and are in effect in numerous other Development Plans.</li> <li>- Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area of high-rise buildings. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>- The DPA supports the retention of the Village Green.</li>   <li>- Additional extensions to the north and east of those proposed were considered during investigations for the DPA. However, the existing land uses for the additional areas and the ability to</li> </ul>	<ul style="list-style-type: none"> <li>- No action proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- See comment above.</li>   <li>- Amendments to some PDCs are proposed.</li> <li>- See comment above.</li>   <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li>   <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Plan showing potential for 8 storey development over the Village Green has caused confusion</li> <li>- Mayor couldn't answer what asterisk symbol over the Village Green on DPA map meant at a public meeting</li> <li>- Council is seeking EOs for the Village Green prior to consultation</li> <li>- Wants DPA policies written in plain English</li> <li>- Wants this to go back to community consultation before it goes to the Minister</li> </ul>	<p>accommodate desired development forms within the currently proposed area resulted in a decision to not extend the Zone further at this time.</p> <ul style="list-style-type: none"> <li>- The Concept Plan shows the retention of the Village Green with the potential for various built form heights around it - from 2 storeys to 8 storeys. However, this is to be further clarified.</li> <li>- Noted. See comment above.</li> <li>- This is not a DPA matter. Any proposals for redevelopment of the Civic Centre area will need to be in accord with relevant planning policies. - DPA policies are largely based on those in the SA Planning Policy Library and are in effect in numerous other Development Plans.</li> <li>- Unless change is proposed by Council that will significantly detrimentally impact upon a sector of the community, it is not usual practice to seek further comment from the community at this stage. All submissions will be provided to DPTI and the Minister for Planning so they will be aware of the issues raised.</li> </ul>	<ul style="list-style-type: none"> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- See comment above.</li> <li>- No action proposed.</li> <li>- Amendment to wording of some PDCs is proposed.</li> <li>- No action proposed.</li> </ul>
270	Ms K Anastassiadis	<ul style="list-style-type: none"> <li>- DPA needs to explain policy outcomes</li> <li>- Height limit of 7 storeys west of Unley Road and 5 storeys east of Unley Road</li> <li>- No development on Village Green</li> </ul>	<ul style="list-style-type: none"> <li>- DPA investigations discuss potential for dwelling /population increases over next 10 years. District Centre Zone Objectives set out desired policy outcomes.</li> <li>- Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area of high-rise buildings. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>- Village Green proposed to be retained.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- Some amendment to the</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- High bulk/thermal mass of buildings will affect microclimate</li> <li>- Footpaths on Unley Road are too narrow to cope with additional pedestrian movement</li> <li>- Need wider footpaths to improve streetscape</li> <li>- Community consultation considered inadequate. There needed to be more steps in the process and more opportunities for the community to discuss the proposals with Council officers</li> <li>- Information should be provided in plain English and implications need to be explained</li> <li>- Development Plan proposal is not liveable and will result in changes to microclimate, including cooling gully breezes</li> <li>- What carbon offsets are proposed?</li> <li>- Environmental topics are not covered in the DPA. What policies are proposed for extreme weather events?</li> <li>- With such a population increase, there will be many knock on effects. Should this area have</li> </ul>	<p>Proposals for redevelopment of Council owned land within the Civic Centre area will be subject to a separate consultation process and will require the approval of Council.</p> <ul style="list-style-type: none"> <li>- The DPA contains policies relating to micro-climate and environmentally sustainable development.</li> <li>- The DPA contains policies requiring permeable pedestrian access networks of appropriate widths. The need for increased width of footpaths can be addressed at the development application stage.</li> <li>- See comment above.</li> <li>- Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time. Consultation associated with Council's plans for potential redevelopment of its land around the Civic Centre is a separate process.</li> <li>- DPA policies are largely based on those in the SA Planning Policy Library and are in effect in numerous other Development Plans.</li> <li>- DPA policies promote better urban design / increased amenity within the District Centre Zone and require consideration of sustainable urban design.</li> <li>- While the requirement for carbon offsets is not a requirement under the planning system, increased residential development in proximity to retail / community facilities and public transport services will result in increased pedestrian and cycling movement and less vehicle movement, resulting in lower emissions.</li> <li>- The DPA should be read in conjunction with the wider Development Plan in considering</li> </ul>	<p>Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</p> <ul style="list-style-type: none"> <li>- No amendments required.</li> <li>- No amendment required.</li> <li>- No amendment required.</li> <li>- No action required.</li> <li>- Amendment to wording of some PDCs is proposed.</li> <li>- No amendment required.</li> <li>- No amendment required.</li> <li>- No amendment required.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<p>its own Ward?</p> <p>- Traffic flows/extent of parking needs further input</p> <p>- This area must continue to be family friendly</p> <p>- How will waste from development be managed?</p>	<p>environmental topics.</p> <p>- The National Construction Code sets the hazard (extreme weather) and energy efficiency standards required for new buildings. The DPA and existing policy promotes environmental design to reduce urban heat island effects and other measures to improve amenity for users of the area.</p> <p>- This is not a DPA matter but rather one of governance which could further be considered by Council.</p> <p>- Traffic and parking requirements from future development have been considered in the DPA. Proximity to District Centre facilities reduces the need for residents to own vehicles or to use them to access services.</p> <p>- The DPA promotes the development of the District Centre for all ages and lifestyles, including the traditional family.</p> <p>- Existing Council wide policies will be used to assess waste management requirements in proposals.</p>	<p>- No amendment required.</p> <p>- No action required for this DPA process.</p> <p>- No amendment required.</p> <p>- No amendment required.</p> <p>- No amendment required.</p>
243	Ms R Islip	<p>- Supports 7 storeys west of Unley Road and 3 storeys east of Unley Road</p> <p>- Supports 30° plane for setbacks</p> <p>- Streets should be used as Zone boundaries</p>	<p>- Some reductions in building height are proposed in some areas within the District Centre Zone, including the extent of the area where high-rise buildings can be considered. However, high-rise buildings are still proposed on the western side of Unley Road and medium-rise on the eastern side. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</p> <p>- DPA generally provides for 30<sup>0</sup> building planes and 40<sup>0</sup> building planes for boundaries facing north.</p> <p>- Use of streets as zone boundaries can unnecessarily expand the area of the District Centre Zone and result in the inclusion low</p>	<p>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</p> <p>- No amendment required.</p>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Considered poor community consultation process</li> <li>- Confusion as Council released redevelopment ideas for Chambers/Village Green complex at some time as the DPA</li> <li>- Doesn't support 150 apartments behind Town Hall</li> <li>- Should be no new development on the Village Green block</li> <li>- Should retain all heritage buildings and cottages around the Village Green</li> <li>- Cottages should be listed as heritage buildings</li> <li>- Cottages are most important as a group of buildings, not individually so must be protected</li> </ul>	<p>density residential development that is more appropriate in a Residential Zone.</p> <ul style="list-style-type: none"> <li>- Extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time.</li> <li>- Noted. Consultation associated with Council's plans for potential redevelopment of its land around the Civic Centre is a separate process.</li> <li>- DPA does not provide this level of detail and does not promote any specific development form. Proposals for redevelopment of Council owned land within the Civic Centre area will be subject to a separate consultation process and will require the approval of Council.</li> <li>- The DPA supports future development around the Civic Centre but does not propose development on the Village Green, irrespective of its final form or area. Proposals for redevelopment of Council owned land within the Civic Centre area will be subject to a separate consultation process and will require the approval of Council. The Indicative Building Heights Concept Plan Map should be amended to clarify that the Village Green is to be retained as a ground level public open space.</li> <li>- The future of the cottages on the periphery of the Village Green has not been resolved by Council at this time. Should they be removed in future, development will need to be in accord with the policies for the area.</li> <li>- The cottages considered worthy of Local Heritage status have already been listed.</li> <li>- DPA recognises the existing listing and requires consideration of these buildings in the</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment required.</li> <li>- No action required.</li> <li>- No action required for this DPA process.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No amendment required.</li> <li>- No amendment required.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>as such</li> <li>- Doesn't want high-rise around the Soldier's Memorial Gardens</li> <li>- Mornington House (local heritage) should be retained</li> <li>- Adaptive reuse innovations should be put to use to allow the retention of the historic buildings</li> <li>- Developers' profit should not be at community expense</li> <li>- Opposed to development of Council Chambers</li> <li>- "Majority rules" so this proposal should not go ahead</li> </ul>	<ul style="list-style-type: none"> <li>assessment of any new proposals on or in proximity to the land.</li> <li>- Development proposed in proximity to the Soldier's Memorial Gardens will be required to be sited and designed to minimise impacts on the Gardens.</li> <li>- The DPA does not propose the demolition of Mornington House. Any development proposed for this land will need to take into account the Local Heritage listing of the building.</li> <li>- Existing Council wide policies promote the reuse of heritage listed buildings.</li> <li>- This is not a DPA issue. This is a matter for Council to determine in consultation with the community and is subject to a separate process.</li> <li>- See comment above.</li> <li>- See comment above.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> </ul>
179	Mr B Whelan	<ul style="list-style-type: none"> <li>- 2 children who attend the local kindergarten</li> <li>- DPA doesn't make sense for Unley</li> <li>- Changes are too extreme at 11 storeys</li> <li>- Wanted to know who benefitted from the DPA - developers/Council/State Government?</li> <li>- Unley seen as a family-friendly area with fantastic communities</li> <li>- Couldn't find mention of retention of the kindergarten</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- DPA reflects State and Local strategies.</li> <li>- Only some of the land on the western side of Unley Road is proposed for high-rise development. Proposals will require assessment against a number of policies to ensure good urban design.</li> <li>- DPA reflects State and Local strategies.</li> <li>- DPA promotes increased opportunities and amenity for all sectors of the community, not just families.</li> <li>- DPA policies provide guidance for future development. Current development enjoys "existing use" rights. The DPA identifies the Civic</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Doesn't like concept of the Village Green being reconfigured</li> <li>- DPA doesn't promote the kindergarten</li> <li>- If people want to live in 11 storey buildings then they should relocate to the Adelaide CBD</li> <li>- Height limits proposed will negatively affect Unley</li> <li>- Emphasis should be placed on jobs and smart development</li> </ul>	<p>Centre area for increased community activity, including kindergartens.</p> <ul style="list-style-type: none"> <li>- The Village Green is not a defined area with cadastral boundaries. It comprises the "rear yards" of a number of allotments containing the cottages on its periphery. The DPA indicates that while the Village Green is to be retained in the area, it could be in a different location or have a reconfigured shape to achieve better outcomes.</li> <li>- See comment above.</li> <li>- State and Local strategies identify the need to provide a range of accommodation forms in various locations (including District Centre Zones) across the urban area.</li> <li>- There are currently no height limits on development within the District Centre Zone. The proposed height limits are considered appropriate for a District Centre and reflect an increase from the levels available in the adjoining Urban Corridor Zone. The limits proposed are set to minimise the potential for adverse impacts on adjoining residential development and require lower levels at the interface.</li> <li>- Policies in the DPA support the ongoing development of the District Centre for employment purposes and require new development to exhibit sustainable design.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li> </ul>
210	Ms A Bogdanowicz	<ul style="list-style-type: none"> <li>- Claimed CEO only supported 5 storey development at a Focus meeting</li> <li>- Should be a 3 storey limit in the Civic Precinct</li> </ul>	<ul style="list-style-type: none"> <li>- DPA proposes a range of building heights, including up to 11 storeys in some areas west of Unley Road.</li> <li>- Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development. Heights greater than 3 storeys are considered</li> </ul>	<ul style="list-style-type: none"> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- See comment above.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Should retain important heritage in the Civic Precinct as it won't be able to be brought back if lost</li> <li>- Considered massively over-scale development</li>   <li>- Environmental impacts resulting from high-rise</li>   <li>- Showed height of 11 storey building against one storey building</li> <li>- Considered 5-7 storey buildings will overwhelm heritage buildings</li>   <li>- Overshadowing will cast shadows, particularly over Soldier's Memorial Gardens</li> <li>- Vacant buildings along Greenhill Rd - why are more buildings needed in Unley DCe?</li> </ul>	<p>appropriate in the Civic Precinct provided impacts are managed.</p> <ul style="list-style-type: none"> <li>- The DPA supports the retention of listed heritage places across the District Centre.</li>   <li>- The building heights proposed are considered appropriate for a District Centre Zone. Policies provide for careful consideration of impacts, particularly at the interface with existing residential areas.</li>   <li>- Existing Council wide and proposed policies provide guidance on measures to minimise environmental impacts from high rise development.</li> <li>- Noted.</li>   <li>- In addition to the current extensive Council wide policies dealing with heritage matters, the DPA includes a policy to protect the setting of State and Local Heritage Places within the District Centre Zone. Building height is just one matter that needs to be taken into account in determining whether a proposed development should be approved or not.</li> <li>- The DPA contains a number of policies requiring buildings to be designed to minimise potential impacts, including overshadowing.</li> <li>- The vacancy rates along Greenhill Road may be as a result of market conditions, older building stock requiring refurbishment or replacement, etc, noting that new development is also proposed. The District Centre Zone provides for a wider range of development than can occur in the Urban Corridor Zone along Greenhill Road and requires updated policies to support appropriate development.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li>   <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li>   <li>- No action required.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li> </ul>



#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- This proposal is unnecessary as there are already vacant buildings</li> </ul>	<ul style="list-style-type: none"> <li>- Providing increased development opportunities within the District Centre Zone should result in an increased population, increased use of services and facilities and increased vibrancy, increasing the attractiveness of the area and resulting in less vacant buildings.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> </ul>
85	Mr R Gregory from Adelaide Potters Club	<ul style="list-style-type: none"> <li>- Rents cottage on Edmund Ave</li> <li>- Cottages have great value to the area</li> <li>- Community loses out if there are no community facilities like the current ones</li> <li>- Wants to expand pottery classes</li> <li>- Wants the cottages around the Village Green retained</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- The future of the cottages on the periphery of the Village Green has not been resolved by Council at this time. Should they be removed in future, development will need to be in accord with the policies for the area. New development could also provide increased value to the area.</li> <li>- DPA policies provide guidance for future development. Current development enjoys “existing use” rights. The DPA identifies the Civic Centre area for increased community activity, catering for a range of activities.</li> <li>- Noted, but not a DPA issue.</li> <li>- See comment above.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed,</li> <li>- No action required.</li> <li>- No amendment proposed.</li> </ul>
226	Mr J Allendar	<ul style="list-style-type: none"> <li>- USSR/China have a 5 year plan but SA Government has a 30 year plan</li> <li>- What plans does Unley Council have?</li> <li>- Read out a list of those consulted in preparing the DPA but ratepayers were missing</li> <li>- Claimed Unley residents didn't get a notice/flyer informing them of the DPA process</li> <li>- Believes the consultation was not effective</li> </ul>	<ul style="list-style-type: none"> <li>- Comment noted.</li> <li>- While appearing to be a rhetorical question, Council has released the DPA for community consultation and given notice that it is considering the future development of land in the Civic Centre area. It is also undertaking a wider traffic study for Unley Road.</li> <li>- Community representatives were included in earlier consultation and workshops, with statutory consultation providing for wider input.</li> <li>- Noted. Direct notice provided to catchment area and flyer with Rates Notice. These measures were additional to the required statutory notice.</li> <li>- Extensive community consultation was undertaken during preparation of the DPA, both</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required for DPA.</li> <li>- No action required.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Claimed residents should have the opportunity to vote (not clear if this was on the DPA or Council’s proposal to redevelop the Civic Precinct)</li> <li>- No access to DPA investigations was available</li> <li>- Council had no mandate to become a real estate speculator (not clear if this was on the DPA or Council’s proposal to redevelop the Civic Precinct)</li> </ul>	<p>pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time.</p> <ul style="list-style-type: none"> <li>- The DPA process has been undertaken in accordance with all statutory requirements. This does not provide opportunity for the community to “vote” on a DPA.</li> <li>- The DPA investigations were summarised in some detail in the DPA document itself, including various Attachments and reference documents were listed in the References/Bibliography section. Council staff and consultant were also available to discuss any aspects of the DPA investigations.</li> <li>- Opinion noted. This appears to be more directed at the potential to redevelop Council land within the Civic Precinct rather than the DPA itself. Proposals for redevelopment of Council owned land within the Civic Precinct area will be subject to a separate consultation process and decision for Council. Any development will be subject to planning policy and independent assessment by Development Assessment Commission.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required in this DPA process.</li> </ul>
212	Ms J Fryar	<ul style="list-style-type: none"> <li>- Acknowledged the traditional owners of this land as stakeholders</li> <li>- Questioned the motive for increased development in Unley</li> <li>- Claimed Mayor said “high-rise will keep heritage”</li> <li>- Questioned what development means financially (not clear if this was on the DPA or Council’s proposal to redevelop the Civic Precinct)</li> </ul>	<ul style="list-style-type: none"> <li>- DPA process enables any person to provide comment on the DPA during the consultation period.</li> <li>- DPA reflects State and Local strategies.</li> <li>- Comment noted. DPA supports retention of designated heritage areas and listed buildings and requires consideration of impacts on them by proposed development.</li> <li>- DPA supports increased development opportunities within the District Centre Zone which should result in increased built form value and expenditure in the area. Proposals for redevelopment of Council owned land within the</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Heritage in Civic Precinct should be retained</li> <li>- Overshadowing of Soldier’s Memorial Gardens should be avoided</li> <li>- Overlooking will be difficult to avoid</li> <li>- Thomas Street has heritage buildings – what compensation is proposed for overlooking</li> <li>- ‘Cockington Green’ in Canberra provides village feel</li> <li>- People want green spaces – fresh air to relax</li> <li>- Considered too much was being attempted in one plan</li> </ul>	<p>Civic Precinct area will be subject to a separate consultation process and will require the approval of Council. As part of this latter process it is expected that the financial benefits/dis-benefits will be made available to the community.</p> <ul style="list-style-type: none"> <li>- DPA supports retention of heritage listed buildings and requires consideration of impacts on them by proposed development.</li> <li>- The DPA contains a number of policies requiring buildings to be designed to minimise potential impacts, including overshadowing.</li> <li>- The DPA contains a number of policies requiring buildings to be designed to minimise potential impacts, including overlooking.</li> <li>- Mornington House and the Soldier’s Memorial Gardens have been identified in the DPA as Local Heritage Places. Development potentially impacting them will be assessed against a number of policies which require buildings to be designed to minimise potential impacts, including overlooking. Compensation for overlooking, or any other impact, is not available under the planning system.</li> <li>- Comment noted.</li> <li>- DPA supports retention of existing areas of public open space and provides measures to increase the amount of private communal open space provided as part of the built up urban environment.</li> <li>- Opinion noted. The DPA reflects State and Local strategies and includes relatively detailed criteria considered necessary for good design outcomes and improved user amenity.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
204	Mr R Freak	<ul style="list-style-type: none"> <li>- Who do the people go to see if they are concerned about the future of the Village Green?</li> </ul>	<ul style="list-style-type: none"> <li>- Residents should approach Council staff or Councillors to voice concerns.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Confusion about how this was put out / explained to the community</li> <li>- Claimed the information provided was designed to be confusing by Council staff</li> <li>- Inferred increased development was to gain more rates resulting in bigger offices/wages for staff</li> <li>- Disappointed with Council and feels disenfranchised</li> <li>- Who benefits from all of this? Not the residents.</li> <li>- His children all play(ed) on the Village Green</li> <li>- 5 storey apartments in housing estates in London caused social problems/ghettoes and this could happen in Unley</li> <li>- Wants to keep the Village Green/windmill/fire station</li> <li>- Lives on the corner of Rugby Street/Oxford Terrace – future development will overshadow his swimming pool</li> </ul>	<ul style="list-style-type: none"> <li>- There appears to be confusion between the DPA process and the separate process being undertaken to inform the community of potential future development proposals for land owned by the Council in the Civic Centre Precinct.</li> <li>- Opinion noted.</li> <li>- Inference noted, but not supported by Council.</li> <li>- Disappointment noted. Council encourages ratepayers to continue to provide feedback.</li> <li>- Opinion noted.</li> <li>- Noted. Amendments are proposed to make it clearer the Village Green is to be retained.</li> <li>- It is considered difficult to draw comparisons from housing estates in London to Unley circumstance today without a context being provided.</li> <li>- DPA does not propose the removal of any of these items. It proposes retention of the Village Green (albeit in a potentially reconfigured form) and supports the retention of Local Heritage Places (including the former Unley Fire Station). The windmill is part of an art installation that is currently located at the western end of the Village Green and would be subject to a Council consideration on a proposal that required its relocation.</li> <li>- Setback policies (and others) are designed to minimise potential adverse impacts from higher buildings. Existing Council wide policies (i.e. Medium and High Rise Development (3 or More</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Tries to be sustainable with fruit trees/rainwater tank - could be affected by high rise development opposite</li> <li>- Thoughts of windmill/Village Green sustained him through a severe accident – he keeps oversight of it from his house and feels like its custodian</li> <li>- Village Green used for community use consistently</li> <li>- Not opposed to some development on the western side of Unley Road and along Unley Rd – but Council does not have to do what John Rau wants</li> </ul>	<p>Storeys) can also be taken into consideration.</p> <ul style="list-style-type: none"> <li>- See comment above.</li> <li>- Feelings noted. As discussed above, DPA does not propose the removal of either of these items.</li> <li>- Noted.</li> <li>- Opinion noted. Council’s Development Plan needs to be in accord with relevant State strategies and plans which are overseen by John Rau as the Minister for Planning. The Minister is also responsible for approving any amendments to Council’s Development Plan and therefore has a fundamental role in the process.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
217	Ms J Jahmes-Freak	<ul style="list-style-type: none"> <li>- Concerned with lack of appreciation of the amenity of the local area; the trees and the environment</li> <li>- Attracted to the area by beautiful buildings/trees</li> <li>- Only development that assists the heritage of the area should be approved</li> <li>- Disappointed that there has been a lack of consideration to the look and feel of this area</li> <li>- Development on western (eastern?) side of Unley Road should be restricted to 5 storeys</li> </ul>	<ul style="list-style-type: none"> <li>- DPA policies recognise the need to maintain/enhance the amenity of the area.</li> <li>- Noted.</li> <li>- While the DPA and other Council wide policies recognise the importance of heritage listed buildings, this is only one of the factors to be considered in developing a functional, vibrant centre to service the surrounding area.</li> <li>- The look and feel of the area has been taken into consideration in developing policies in the DPA and will be further considered as future development proposals are assessed</li> <li>- Lower building heights are proposed on the eastern side of Unley Road compared to the western side. This reflects the differing allotment sizes and land uses desired. Building heights of up to 7 storeys are proposed centrally along Oxford Terrace, with reduced heights in interface areas adjacent to residential zones.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Doesn't want overlooking to occur</li> <li>- Why make Unley similar to other areas in Australia?</li> <li>- Parking along Oxford Terrace is already a problem</li> <li>- Need to retain green space, including the Village Green</li> <li>- Students from local schools need an allocation of green space</li> <li>- This area needs to be developed with everyone involved so all community can have a say</li> <li>- Council should stand up and be heard</li> </ul>	<ul style="list-style-type: none"> <li>- The DPA contains a number of policies requiring buildings to be designed to minimise potential impacts, including overlooking.</li> <li>- DPA reflects State and Local strategies.</li> <li>- New development will need to meet required on-site car parking standards.</li> <li>- DPA supports retention of existing areas of public open space and provides measures to increase the amount of private communal open space provided in this built up urban environment.</li> <li>- See comment above.</li> <li>- Proposals for redevelopment of Council owned land within the Civic Precinct area will be subject to a separate consultation process and will require the approval of Council.</li> <li>- Council's Development Plan needs to be in accord with relevant State strategies and plans which are overseen by John Rau as the Minister for Planning. The Minister is also responsible for approving any amendments to Council's Development Plan and therefore has a fundamental role in the process.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- No action required.</li> </ul>
283	Mr B Moretti	<ul style="list-style-type: none"> <li>- Issues raised in his written submission</li> <li>- Concerned with retention of the Village Green</li> <li>- If Council wants to redevelop the Civic Centre/Precinct it needs to take into account community wishes</li> <li>- Pedestrian/cycling aspects of the DPA are positives</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- DPA proposes retention of the Village Green (albeit in a potentially reconfigured form).</li> <li>- Proposals for redevelopment of Council owned land within the Civic Precinct area will be subject to a separate consultation process and will require the approval of Council.</li> <li>- Noted.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No action required for this DAP process.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Mix up of Civic Centre development and DPA has caused community confusion</li> <li>- Supportive of the cycling and pedestrian policies</li> <li>- 5 storey development with retention of the Village Green and heritage buildings would be appropriate</li>   <li>- Council needs better communication processes</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li>   <li>- Noted.</li> <li>- The DPA supports the retention of the Village Green and Heritage listed places (noting that only a few of the cottages are heritage listed). Building heights of greater than 5 storeys are considered appropriate in portion of the Civic Precinct, noting building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>- Opinion noted, but extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li>   <li>- No action required for this DPA process.</li> </ul>
221	Mr R McMahon	<ul style="list-style-type: none"> <li>- Concerned about basic nature of change to a Council asset (probably in relation to Council's redevelopment of the Civic Centre/Precinct)</li>   <li>- Cultural heritage is important</li> <li>- As Council land is being used it should be an election issue (probably in relation to Council's redevelopment of the Civic Centre/Precinct)</li> <li>- No traffic control management was discussed in relation to Unley Road</li>   <li>- Already difficult to get onto Unley Road from side streets</li> <li>- Critical of Fact Sheet issued – claimed it</li> </ul>	<ul style="list-style-type: none"> <li>- Concern noted. Proposals for redevelopment of Council owned land within the Civic Precinct area will be subject to a separate consultation process and will require the approval of Council.</li> <li>- Noted.</li> <li>- See comment above.</li>   <li>- Council's Development Plan already contains a number of policies that deal with aspects of traffic management (access points, road and pedestrian networks, etc). Beyond these aspects, the issue of traffic management along Unley Road is more appropriately dealt with outside of the DPA and in discussion with DPTI. DPTI is not only the owner of Unley Road but is also responsible for traffic management on arterial routes.</li> <li>- This reflects the arterial nature of Unley Road and the peak hour movements.</li> <li>- Opinion noted. Fact Sheet is an actual extract of</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li>   <li>- No action required.</li> <li>- No action required for this DPA process.</li>   <li>- No action required for this DPA process.</li>   <li>- No action required for this DPA process.</li> <li>- No action required for this</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>contained no facts</li> <li>- No reference was made to preserving heritage character</li> <li>- No reference was made to the creation of open spaces</li> </ul>	<p>proposed District Centre Zone policy.</p> <ul style="list-style-type: none"> <li>- In addition to needing to take into account current Council wide policies in relation to heritage places, the DPA contains references to heritage in the Desired Character statement, PDC 15 and various Concept Plans.</li> <li>- In addition to needing to take into account current Council wide policies in relation to the provision of public open space, the DPA contains reference to public open space in the Desired Character statement under Open Space and Environmental Design, PDCs 4 and 7 and refers to the retention of existing areas of public open space in the Indicative Building Heights Concept Plan Map.</li> </ul>	<p>DPA process.</p> <ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul>
293	Mr R Jones	<ul style="list-style-type: none"> <li>- High rise development on the Village Green will create a ghetto and affect his land on Fairford Street</li> <li>- Council has no mandate to destroy Unley for the benefit of Chinese students</li> <li>- This should be an election topic</li> </ul>	<ul style="list-style-type: none"> <li>- Built development is not proposed on the Village Green. While the location and form of the Village Green may be altered, it is to be retained as a ground level public open space. The design and quality of buildings in proximity to the Village Green, and the likely market for such development means it is highly unlikely that “ghetto” conditions will result.</li> <li>- Opinion noted. Policies in the DPA require a high standard of design and amenity from new development. The development opportunities proposed will accommodate all sectors of the community and are not focussed on a particular segment (i.e. student accommodation).</li> <li>- The DPA process has been undertaken in accordance with all statutory requirements. This does not provide opportunity for the community to “vote” on a DPA. If this comment is in relation to a proposal for redevelopment of Council owned land within the Civic Precinct area, this will be subject to a separate consultation process and will require the approval of Council.</li> </ul>	<ul style="list-style-type: none"> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> </ul>



#	Name	Summary of Verbal Submission	Response	DPA Amendment
71	Mr J and Ms E Lesses	Did not attend.	- N/A.	- No action required.
72	Mr P Brunning for Duke Group	<ul style="list-style-type: none"> <li>- Considered the policy framework overly optimistic</li> <li>- Considered 11 storeys were not economically/socially viable</li>   <li>- Underdevelopment of sites can cause problems</li>   <li>- Setbacks to Unley Road of 5m is not sufficient for a pleasant pedestrian environment – needs to be wider and screened to provide amenity</li>   <li>- Need co-operation with DPTI and State Government</li> </ul>	<ul style="list-style-type: none"> <li>- Opinion noted.</li>   <li>- Opinion noted. Levels are provided for guidance. Within the policy framework it is expected that developers will undertake due diligence to determine their own requirements for viability, both from a financial and social perspective.</li> <li>- Comment noted. Once again this is up to the developer to determine, noting that underdevelopment of a site can “lock up” its potential for many years.</li> <li>- This distance was determined for the western side of Unley Road to provide similar setbacks to the Council buildings on the eastern side. Depending on the development proposed on the land, wider setbacks could be provided as part of the proposal to create a more pleasant user environment.</li> <li>- Proposals with the potential to affect Unley Road (either directly or indirectly) are best discussed with DPTI/other relevant Government agencies in the formulation stage to ensure that wider concerns are considered at an early stage.</li> </ul>	<ul style="list-style-type: none"> <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li>   <li>- No action required for this DPA process.</li> </ul>
246	Mr J Abbott	<ul style="list-style-type: none"> <li>- Questioned drivers/intent for this activity as it does not seem community driven</li>   <li>- Unley has little green space – can’t lose any more - need to protect and retain</li>   <li>- Doesn’t want loss of amenity - need to retain what is there – don’t become like everywhere else</li> </ul>	<ul style="list-style-type: none"> <li>- DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors.</li> <li>- DPA supports retention of existing areas of public open space and provides measures to increase the amount of private communal open space in this built up urban environment.</li> <li>- Policies within the DPA provide for the maintenance/enhancement of amenity in a variety of ways.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li>   <li>- No amendment proposed.</li>   <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- EMs must listen to the community</li> </ul>	<ul style="list-style-type: none"> <li>- Elected Members should listen to the community and be aware of concerns/issues expressed during consultation. However, Elected Members should also be aware of wider State and Local strategies that are required to be taken into consideration in preparing a DPA and in gaining State Government support for any changes proposed.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> </ul>
No written submission made	Ms C Storrie	<ul style="list-style-type: none"> <li>- She can walk to the Unley Precinct</li> <li>- Incomprehensible as to why change is being sought</li> <li>- Consultation has been appalling</li> </ul>	<ul style="list-style-type: none"> <li>- DPA will not alter this.</li> <li>- DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government's push for increased development in urban corridors.</li> <li>- Opinion noted, but extensive community consultation was undertaken during preparation of the DPA, both pre and during the statutory consultation phase. Council staff (and consultants) were available to answer any queries during this time.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No action required for this DPA process.</li> </ul>
265	Ms W Fawcus	<ul style="list-style-type: none"> <li>- The State's population is not expanding</li> <li>- A "brain-drain" to interstate is occurring</li> <li>- DPA does not provide enough vision for the future</li> <li>- The Unley Shopping centre needs redeveloping</li> <li>- A lot already happens around the Civic Precinct</li> <li>- Arthur Street and Mary Street are poor for traffic movements</li> <li>- Large cities do not have 'high-rise'</li> <li>- 2-3 storeys with trees/open spaces is preferred</li> <li>- High-rise is impractical</li> </ul>	<ul style="list-style-type: none"> <li>- Opinion noted</li> <li>- Opinion noted.</li> <li>- DPA reflects State and Local strategies.</li> <li>- This is matter for the shopping centre owner and tenants.</li> <li>- Noted.</li> <li>- Opinion noted. Traffic movements are being considered as a separate study.</li> <li>- Many do.</li> <li>- Preference noted. Building heights play a key role in the viability of projects, with increased development potential often providing a catalyst for new development.</li> <li>- Opinion noted. Many cities around the world</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> <li>- No action required for this DPA process.</li> <li>- No action required.</li> <li>- No action required for this DPA process.</li> <li>- No amendment proposed.</li> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to reflect reduced building heights in some areas.</li> <li>- No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Apartments will be white elephants or filled with international students</li> </ul>	successfully accommodate high-rise development. - Opinion noted. Within the policy framework provided it is expected that developers will undertake due diligence to determine their own requirements for viability, both from a financial and social perspective. Up to developers to determine the market and mix for their product.	<ul style="list-style-type: none"> <li>- No amendment proposed.</li> </ul>
180	Mr C Short	<ul style="list-style-type: none"> <li>- He likes the facilities and amenity of Unley</li> <li>- Visitors think Unley is a ‘magic place’ to be</li> <li>- Why is this inappropriate development being pursued?</li> </ul> <ul style="list-style-type: none"> <li>- Opposed to high rise development</li> <li>- Need to value what we have</li> </ul> <ul style="list-style-type: none"> <li>- Need to keep the Village Green</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- Noted.</li> <li>- DPA puts in place guidelines for future development to ensure appropriate building design and amenity is achieved. DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors.</li> <li>- View noted.</li> <li>- View noted. It is also noted this is a District Centre Zone that is required to provide a range of services and facilities to serve the community and visitors within the surrounding district.</li> <li>- While the location and form of the Village Green may be altered, it is to be retained as a ground level public open space.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>- No action required.</li> <li>- No amendment proposed.</li> </ul> <ul style="list-style-type: none"> <li>- No amendment proposed.</li> <li>- No amendment proposed.</li> </ul> <ul style="list-style-type: none"> <li>- Some amendment to the Indicative Building Heights Concept Plan Map and associated policy is proposed to clarify the intent to retain the Village Green.</li> </ul>
No written submission made	Mr P Turnbull	<ul style="list-style-type: none"> <li>- Not against redevelopment</li> <li>- Concerned why such a (residential) concentration/scale is proposed in one area</li> </ul>	<ul style="list-style-type: none"> <li>- Noted.</li> <li>- DPA reflects State and Local strategies and that this is an existing District Centre Zone. While difficult to predict market supply and take up, the investigations are based on a potential increase of 500 dwellings over the next 10 years, resulting in an additional 1,000 persons being located within the District Centre Zone.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required.</li> <li>-No amendment proposed.</li> </ul>

#	Name	Summary of Verbal Submission	Response	DPA Amendment
		<ul style="list-style-type: none"> <li>- Should use residential development fronting laneways to smooth out infill requirements</li> <li>- Elected Members should support its ratepayers in opposing the State Government on increasing development in Unley</li> <li>- Greater consultation between developers, Council and the community should occur to get agreement on future development</li> <li>- Citizens views must be taken into account</li> </ul>	<ul style="list-style-type: none"> <li>- This is a further option being pursued to provide additional housing choice, but is not considered a replacement for residential development opportunities within the District Centre Zone.</li> <li>- DPA reflects State and Local strategies. If not prepared by Council, then it would be prepared by DPTI/Minister for Planning as part of the State Government’s push for increased development in urban corridors.</li> <li>- The DPA policies provide clear guidance to all parties as to the forms of development considered desirable in the District Centre Zone. Once the guidelines are approved and in place, developers should be able to progress their proposals with a degree of certainty.</li> <li>- Community views have been taken into account in this DPA, as have State and Local strategies and good planning practice.</li> </ul>	<ul style="list-style-type: none"> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> <li>- No action required for this DPA process.</li> </ul>

## Attachment C – Timeframe Report

### SCPA Timeframe Report: Process B2 – consultation concurrently approved

The Statement of Intent (Sol) for the City of Unley Unley Central Precinct Development Plan Amendment (DPA) was approved on 31 May 2015 (received 3 June 2015).

The Sol proposed the following timetable. The overall timetable of 15 months for the preparation and submission of the final draft DPA by Council has been delayed approximately 7 months due to:

- the engagement of consultant assistance was delayed and complicated by needing to revise initial anticipated budget and re-call tender a second time;
- the range of comprehensive traffic, service utilities and urban design investigations and reviews;
- a series of progressive guidance meetings with the Unley *Development Strategy and Policy Committee* and Council to resolve the comprehensive engagement process and key policy directions;
- extended preliminary community engagement and stakeholder 'Design Lab' workshop to enhance the policy development process;
- preparation and production of comprehensive publication material, letter mail outs and drop-in forum displays.

Key steps Stage 2	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted and DPA prepared <b>Council</b>	40 weeks (March 2016)	62 weeks* (Adopted by Council 22 August 2016)	<b>Delay and complications with engagement of consultant assistance (August 2015), extended preliminary community consultation in late 2015, stakeholder 'Design Lab' workshop in April 2016 and series of revisions by DS&amp;P Committee to ensure issues fully considered</b>
DPA prepared for agency and public consultation <b>Council</b>	4 weeks (April 2016)	9 weeks	<b>Preparation and finalisation of comprehensive consultation material, letter mail-outs and drop-in open-days</b>
Agency and public consultation period <b>Council</b>	8 weeks (June 2016)	8 weeks (22 September 2016 to 18 November 2016)	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. SCAP prepared and lodged with Department <b>Council</b>	6 weeks (August 2016)	16 weeks* (Public meeting 6 December 2016 and draft SCPA Report and amended DPA to CS&DPC 14 March and Council <u>30 March 2017</u> )	<b>Large number of submissions, significant key issues, resolution of SAPPL details and local variations with DPTI</b>
SCPA assessed and report on DPA prepared for Minister <b>Department</b>	7 weeks		<b>DPTI</b>
Minister considers report on DPA and makes decision <b>Minister</b>	4 weeks		<b>Minister</b>

\* time less the Christmas/New Year period

## Attachment D – Schedule 4A Certificate

### CERTIFICATION by COUNCIL’S CHIEF EXECUTIVE OFFICER

#### Development Regulations 2008 – Schedule 4A

#### Development Act 1993 - Section 25 (10) – Certificate - Public Consultation

#### CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Peter Tsokas, as Chief Executive Officer of City of Unley, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the City of Unley and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

- David Brown, Principal Policy Planner, City of Unley, RPIA
- Geoff Butler, Senior Associate, URPS, MPIA-CPP
- Grazio Maiorano, Director, URPS, FPIA.

DATED this 25th day of August 2016.



CHIEF EXECUTIVE OFFICER  
City of Unley

## Attachment E – Schedule 4B Certificate

### CERTIFICATION by COUNCIL's CHIEF EXECUTIVE OFFICER

#### Development Regulations 2008 - Schedule 4B

#### Development Act 1993 - Section 25(14)(b) – Certificate – Approval

#### CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT AN AMENDMENT TO A DEVELOPMENT PLAN IS SUITABLE FOR APPROVAL

I, Peter Tsokas, as Chief Executive Officer of the City of Unley, certify, in relation to the proposed amendments to the Unley (City) Development Plan as last consolidated on 5 May 2016, referred to in the report accompanying this certificate for the Unley Central Precinct DPA —

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
  - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
  - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
  - (iii) complement the policies in the Development Plans for adjoining areas; and
  - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:
  - David Brown, Principal Policy Planner, City of Unley, RPIA
  - Geoff Butler, Senior Associate, URPS, MPIA-CPP
  - Grazio Maiorano, Director, URPS, FPIA.

Date: 6th day of April 2017



CHIEF EXECUTIVE OFFICER  
City of Unley





# Attachment F – Additional Matters and Investigations

## UNLEY CENTRAL PRECINCT DEVELOPMENT PLAN AMENDMENT

### POST CONSULTATION KEY ISSUES

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## Executive Summary

The draft Unley Central Precinct Development Plan Amendment was released for public consultation during September to November 2016, with a public meeting in December 2016.

As a result of the consultation, 295 public, 9 government agency, industry associations and 1 Member of Parliament written submissions were received. 36 verbal presentations were made to the public meeting. A range of fundamental and key zone and policy issues were raised.

In finalising a response and options for amendments to the draft DPA these key issues were considered and guidance provided by the City of Unley *City Strategy and Development Policy Committee* and *Council* in February 2017.

The *Summary of Consultation and Proposed Amendments (SCPA) Report* and revised draft *Unley Central Precinct DPA* have been prepared in accordance with these determinations.

### 1.0 Strategic Issues

<b>1.1</b>	<b>The 30-Year Plan for Greater Adelaide and Future Needs</b>	
	<b>1.1.6</b>	<b>Recommended Changes</b>
		Unley's strategy to focus growth on activity centres, main corridors and limited residential precincts addresses required targets and anticipated demand for the future needs of the city and community.
<b>1.2</b>	<b>Traffic Movement and Parking</b>	
	<b>1.2.6</b>	<b>Recommended Changes</b>
		The City of Unley pursue with the State Government active investment in the <i>Integrated Transport and Land Use Plan</i> (led by the Department of Planning Transport and Infrastructure) and commitment to facilitate early necessary arterial road and public transport improvements to support the land use planning of <i>The 30-Year Plan for Greater Adelaide</i> and the <i>Unley Central DPA</i> .  The traffic investigations supporting the current DPA proposals indicate there are no significant traffic movement implications for the short-term anticipated development but the issues identified for the medium and longer-term level of development will require investigation by Council and an appropriate local area traffic management plan.
<b>1.3</b>	<b>Living On/Near Transit Corridors (and Centres)</b>	
	<b>1.3.6</b>	<b>Recommended Changes</b>
		The concept of growth in proximity to urban transit corridor areas is promoted by <i>The 30-Year Plan for Greater Adelaide</i> and supported on advice of State Agencies (eg EPA and SA Health) that applicable standards in relation to noise and air emissions' can be met.

## 2.0 Zone and Key Policy Parameters

<b>2.1</b>	<b>Complementary Council-Wide Policy</b>	
	<b>2.1.6</b>	<b>Recommended Changes</b>
		The existing Council-Wide <i>SAPPL</i> policy is adequate to address a range of general functional, servicing, amenity, design and environmental performance matters with development.
<b>2.2</b>	<b>Building Heights and Western Area</b>	
	<b>2.2.6</b>	<b>Recommended Changes</b>
		<p>The proposed general building heights be primarily defined in metres with indicative corresponding storeys.</p> <p>The maximum building height to Thomas Street, Morningson Road and adjacent to the Soldiers Memorial Gardens be revised to a maximum of 18.5 metres (5 storey).</p> <p>The maximum building heights otherwise on the western side of Unley Road be revised as follows, <b>either</b>.</p> <p><b>Option 1</b></p> <ul style="list-style-type: none"> <li>▪ 32.5 metres (9 storey);</li> <li>▪ 25.5 metres (7 storey);</li> <li>▪ 18.5 metres (5 storey).</li> </ul> <p><b>Option 2</b></p> <ul style="list-style-type: none"> <li>▪ North of Arthur Street <ul style="list-style-type: none"> <li>- 39.5 metres (11 storey);</li> <li>- 29.0 metres (8 storey);</li> <li>- 18.5 metres (5 storey).</li> </ul> </li> <li>▪ South of Arthur Street; <ul style="list-style-type: none"> <li>- 32.5 metres (9 storey);</li> <li>- 25.5 metres (7 storey);</li> <li>- 18.5 metres (5 storey).</li> </ul> </li> </ul> <p><b>Option 3</b></p> <ul style="list-style-type: none"> <li>▪ 39.5 metres (11 storey);</li> <li>▪ 29.0 metres (8 storey);</li> <li>▪ 18.5 metres (5 storey).</li> </ul>

2.3	<b>Building Interface and Setbacks</b>	
	2.3.6	<b>Recommended Changes</b>
		<p><b>Option 1</b></p> <p>The proposed building setbacks outlined in PDC 29(d) table be refined as follows:</p> <ul style="list-style-type: none"> <li>▪ perimeter residential street frontage setbacks: <ul style="list-style-type: none"> <li>- Beech Street at the corner with Arthur Street: <ul style="list-style-type: none"> <li>› 3 metres for building up to 11.5 metres;</li> <li>› 6 metres for building up to 25.5 metres;</li> </ul> </li> <li>- Mary Street from 35 metres from Unley Road alignment: <ul style="list-style-type: none"> <li>› 30 metres for building up to 32.5 metres (or 39.5 metres if allowed);</li> </ul> </li> <li>- Thomas Street frontage: <ul style="list-style-type: none"> <li>› 20 metres for building from 15.0 metres up to 18.5 metres;</li> </ul> </li> </ul> </li> <li>▪ public open-space setbacks: <ul style="list-style-type: none"> <li>- 5 metres for building up to 11.5 metres;</li> <li>- 10 metres for building up to 18.5 metres;</li> <li>- 15 metres for building up to 25.5 metres;</li> <li>- 25 metres for building up to 32.5 metres;</li> <li>- 30 metres for building up to 39.5 metres (if such height allowed);</li> </ul> </li> <li>▪ Arthur Street building setbacks for the area west of Unley Road on the northern side to reflect those for the southern side;</li> <li>▪ any variation of additional height above the maximum building height be setback twice the additional building height.</li> </ul> <p>OR</p> <p><b>Option 2</b></p> <p>Replace the table in PDC 29 (d) with principles (c) (iii), (d), (e) and (f) incorporating similar model intent and details from the table to provide for:</p> <ul style="list-style-type: none"> <li>▪ Open-space minimum setback of 5 metres and building envelope of 55°;</li> <li>▪ Residential street frontages minimum setback of 5 metres (except for Beech Avenue) and building envelope of 30° at 3.0 metres agl from the zone boundary (road centre-line);</li> <li>▪ Commercial and community street frontages variable ground level podium setbacks and additional setbacks above to define lower desired facades, streetwalls above and recessed higher levels.</li> </ul>
2.4	<b>Community Area and ‘Village Green’</b>	
	2.4.6	<b>Recommended Changes</b>
		<p>The District Centre Zone be revised to include an additional objective, and clarification in the <i>Desired Character</i> statement and supporting principles, that:</p> <ul style="list-style-type: none"> <li>▪ reinforce the retention and enhancement of existing <u>ground level</u> public open-space and <u>open connections to street frontages and key pedestrian links</u>;</li> <li>▪ confirm the <u>ground level</u> Village Green is to be retained and</li> </ul>

enhanced, and potentially enlarged.

The maximum building heights and *Concept Plan Map Un/X Indicative Building Heights* for the *Community Key Area* east of Unley Road frontage be revised as follows, **either**:

**Option 1 (Flexible Option up to 5 storey)**

- maximum building heights of:
  - 7.0 metres (2 storey) adjacent to residential street frontages;
  - rising to maximum of 18.5 metres (5 storey) in accord with building envelope setbacks;
- that the Village Green may be potentially reconfigured.

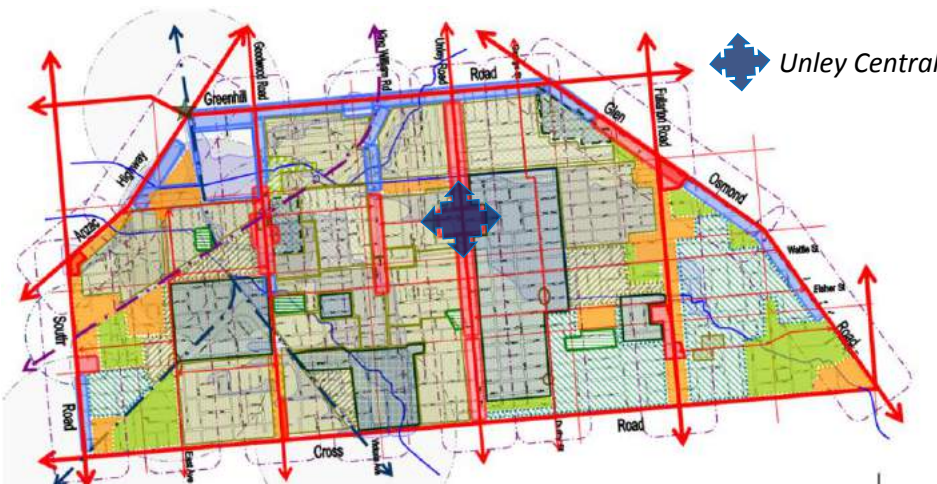
**Option 2A (Prescriptive Option from 2 storey up to 5 storey)**

- maximum building heights of:
  - 7.0 metres (2 storey) adjacent to residential street frontages;
  - rising to maximum of 18.5 metres (5 storey) in accord with building envelope setbacks adjacent to Oxford Terrace;
- *Concept Plan* be revised to indicate the approximate outline of the existing 'Village Green' open space, and applicable interface building envelope modelling and corresponding limited scope of medium-rise development to Oxford Terrace frontage;

**Option 2B (Prescriptive Option from 1 storey up to 3 storey)**

- maximum building heights of:
  - 4.5 metres (1 storey) adjacent to Edmund Avenue and Rugby Street reflecting existing cottages;
  - rising to maximum of 11.5 metres (3 storey) in accord with building envelope setbacks adjacent to Oxford Terrace for north side frontages and to the west of existing cottages on the south side;
- *Concept Plan* be revised to indicate the approximate outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium-rise development to Oxford Terrace frontage.

## 1.0 Strategic Issues

<b>1.1</b>	<b>The 30-Year Plan for Greater Adelaide and Future Needs</b>
	<p>The 30-Year Plan for Greater Adelaide (the Planning Strategy) is preparing Greater Adelaide for a growth to 2045 in population of 545,000 and for dwellings of 248,000.</p> <p>It seeks to contain outer metropolitan sprawl and locate most new development in existing areas and in transit oriented mixed-use precincts (eg activity centres and corridors).</p> <p>Development Plans are required by the Development Act to be aligned with the Planning Strategy. The forthcoming Planning Development and Infrastructure Act will require similar alignment of local policy to strategy aims.</p> <p>The City of Unley’s strategic plan and focussed growth precincts modelling provide for 2,800 to 4,400 additional dwellings in low to higher growth scenarios. The strategic approach aims to focus the majority of required growth, and choice for a diversity of alternative and affordable housing options, on main transit corridors, including mixed use main roads and adjacent to tram and train stations, suitable strategic sites and in-fill in appropriate residential areas. This provides for the future growth, diversity and sustainability of the city and demographics, and underpins the viability of local businesses, social services and community facilities.</p>
1.1.1	DPA Proposals
	<p>The proposed rezoning, together with that in recent and future planned changes for growth in main road corridors and key strategic precincts, indicates a likely (25% of possible potential) yield of 2,800 to 3,750 dwellings in the long term based on Council modelling (excluding Keswick TOD).</p> <p>Department of Planning Transport and Infrastructure (DPTI) Geographic Information System (GIS) Mapping Yield Analysis indicates a likely yield of 4,400 dwellings.</p> <p>The Unley strategic approach has been to move away from widespread indiscriminate in-fill consolidation to maintaining the majority of existing character neighbourhood areas and focussing growth on main road corridors, activity centres and limited strategically located residential precincts.</p> <p><b>Strategic Plan</b></p> 

The major proportion (80%) of the dwelling yield is anticipated to occur along the major mixed use activity centres and corridors, which represent 15% of the area within the City. The District Centre is the heart of the City and a key focus for activity, growth and diversity.

The smaller proportion (20%) of dwelling yield is anticipated to occur in the residential area (85%), with most concentrated in the regeneration zone.

Precinct	Ha	%	Density (d/Ha)	Yield			%
				Poss	Realistic	Likely	
Keswick TOD	38	3	100	3800	1900	950	20
Corridors Total	166	12		11200	5600	2800	60
▪ Greenhill Road	38	2.7	90	3500	1750	900	19
▪ Unley Road	38	2.7		3500	1750	900	18
- Corridor	25	1.8	70	1500	750	400	7
- District Centre	13	0.9	140	2000	1000	500	11
▪ Goodwood Road	25	1.8	50	1200	600	300	7
▪ Glen Osmond Rd	21	1.6	50	1000	500	250	5
▪ King William Road	18	1.4	50	800	400	200	4
▪ Fullarton Road	26	1.8	50	1200	600	300	7
Residential Total	1226	85	14	3800	1900	950	20
▪ Regeneration areas	39	3	50	1600	800	400	9
▪ Infill areas	87	6	30	1200	600	300	6
▪ Character areas	1100	76	13	1000	500	250	5
Total (excl TOD)	1392	97		15000	7500	3750	80
<b>Total</b>	<b>1430</b>	<b>100</b>		<b>18800</b>	<b>9400</b>	<b>4700</b>	<b>100</b>

Unley is already one of the densest (around 11.4 dwellings per hectare) and most diverse housing areas (41% medium/high density dwellings) in Greater Adelaide (ABS 2011). Through the likely growth yield to 2045 in medium and higher density dwelling development the density will be increased to over 15 dwellings per hectare and medium and higher density housing diversity to over 50%.

The potential likely yields from Unley's focussed constraints and opportunities approach are consistent with the yield target range.

The facilitation of focussed growth and housing diversity supports the future sustainability of the city, community, affordability and helps to underpin the continued viability of local businesses, social services and community facilities.

#### 1.1.2 Department of Planning Transport and Infrastructure (DPTI)

Greater Adelaide's projected growth rates are canvassed in the "Population Projections for South Australia and Statistical Divisions, 2011-2041" produced by the Department of Planning Transport and Infrastructure in September 2015. A growth scenario, above ABS median and high DPTI scenarios, is adopted for the purposes of the 30-Year Plan, even though the median DPTI scenario is considered the more likely outcome (based upon past trends), to ensure desired potential capacity is planned for. There will be continued growth, but it will likely be at a slow rate and take longer than the 30 year horizon, unless circumstances change.

DPTI have not specified a City of Unley area growth target, other than a presentation to Council in 2011 identifying 2,500 dwellings and generally an acknowledgement of Unley's self-determined extrapolation of a proportional

	<p>share of the previous Eastern Adelaide Region target of 3,500 dwellings. The DPTI GIS Yield Analysis in 2012 and the City of Unley modelling of policy proposals and development density indicates a likely yield of 4,400 and 3750 dwellings respectively. This exceeds all the notional required growth targets. The 30-Year Plan for Greater Adelaide 2016 Update proposes no regional growth targets, but increases the target for new dwelling growth to be in existing areas as in-fill from 70% (achieved 2015) to 85% by 2045. Regional local area planning is to occur following the adoption of the overall Plan to define the areas and nature of growth in local areas.</p> <p>Infrastructure and utilities providers are aware of state and local strategies and were consulted on this DPA. Anticipated growth will be incorporated into their planning and likely augmentation addressed via contributions with development. Refer to Attachment A1 Summary and Response to Agency/Association Submissions and Appendix 1 Infrastructure (Public Utilities) Capacity Assessment.</p>
1.1.3	State Agency Feedback
	Those State Agencies making comment have indicated support for the State Planning Strategy ( <i>The 30-Year Plan for Greater Adelaide</i> ).
1.1.4	Community Feedback
	<p>A number of community submissions indicate a belief that promoted population growth is not required, sustainable or likely to be achieved. Some concede the planning strategy is logical in a general sense but outline the need for it to be supported by public infrastructure, facilities and services. Targeting higher density dwelling growth to activity centres and main road corridors, and endeavouring to maintain character areas, is generally appreciated. However, there are concerns about the implications of the overly high density concentration in the District Centre Zone and the lack of evidence of demand for apartments.</p>
1.1.5	Council Review and Options
	<p>The Unley growth strategy mitigates widespread indiscriminate consolidation by adopting a more focussed discriminate approach endeavouring to maintain character areas and target growth to activity centres, main road corridors and strategically located and suitable residential precincts.</p> <p>Council modelling indicates a likely yield of 3,750 dwellings (25% of theoretical potential) to provide for required population growth, housing choice, diversity and affordability to underpin support for demographic needs, community sustainability and local facilities and services.</p> <p>The Unley Council area is already one of the densest and most diverse residential areas in Adelaide. This occurs as a result of compact historical development in the late 19<sup>th</sup> / early 20<sup>th</sup> century and later 20<sup>th</sup> century medium density re-developments. Dwelling density is 11.4d/Ha and higher dwelling occupancy (range of families) provides Adelaide's highest population density of 25.8p/Ha (ABS 2011). The diversity of medium/high density dwellings is 40.9% compared to Greater Adelaide at 23.8%. With inclusion of targeted dwelling growth, Unley's diversity of medium and higher density dwellings would increase to over 50%.</p> <p>The current strategy is to target development into new dwelling growth areas, ie corridors and strategic locations, to form a fine-grained network providing strategic access to new housing options within close proximity (eg 400metres) of service centres, public transport and open space. This strategy integrates planned growth as promoted by The 30 Year Greater Adelaide Plan.</p>



	<p>The compact nature, network of main roads and centres and level of services means Unley already attains some of the 30 Year Greater Adelaide Plan targets. With the planned focussed development opportunities it is well placed to meet all the targets. This ensures the pressure to align with the state directions can be addressed with relative sensitivity to the local circumstances. For Unley it also underpins the future needs of the city for housing opportunities, diversity and affordability plus the continued support for local businesses, facilities and services.</p> <p>Not adopting a pro-active local approach to future planning needs would fail the city, community and economy, plus lead to a state driven implementation that may not fully appreciate or be as sensitive to the local circumstances.</p>
<b>1.1.6</b>	<b>Recommended Changes</b>
	City Strategy and Development Policy Committee
	Unley’s strategy to focus growth on activity centres, main corridors and limited residential precincts addresses required targets and anticipated demand for the future needs of the city and community.

1.2	<b>Traffic Movement and Parking</b>
	<p><i>The 30-Year Plan for Greater Adelaide (2016)</i> seeks to contain outer metropolitan sprawl and locate 85% of the new development in existing areas, and particularly in designated transit oriented mixed-use precincts.</p> <p>The mixed use corridor development aims to create desirable places and centres well connected with local facilities and public transport.</p> <p>The two main functions of main roads are summarised as ‘place’ or ‘link’. The qualities of ‘place’ (or relevant people activities associated with local land uses) can be in tension with the ‘link’ (or vehicle movement) function of major roads, but an appropriate balance of the two needs is required for desired ‘main street’ and activity centres land use outcomes to be successful.</p> <p>The State Government’s <i>Integrated Transport and Land Use Plan (2013)</i> complements the directions set by <i>The 30-Year Plan for Greater Adelaide</i>.</p> <p>Existing traffic volumes are high and have been increasing. Significant new development may compound the rising volumes and add to congestion. New development with more on-site parking will encourage more traffic whereas the aim is to enhance public transport, alternative modes and reduce vehicle movements.</p> <p>Unley has a high proportion of through metropolitan commuter traffic on the arterial road network. Well served and connected centres, and metropolitan fringe Park-n-Ride hubs, could help with the shift toward more efficient public transport and alleviate car congestion in inner city areas. An integrated transport plan to prioritise and schedule such infrastructure investment in coordination with major development is critical.</p> <p>Local road networks provide necessary neighbourhood vehicle access. Metropolitan objectives for uninterrupted arterial roads needs to be balanced with practical property access and not over-taxing the reasonable capacity and amenity of local networks.</p>
1.2.1	DPA Proposals
	<p>The proposed increased growth opportunities and focus on corridor development aligns with the State Planning Strategy (<i>The 30-Year Plan for Greater Adelaide</i>) and proposals in the draft <i>Integrated Transport and Land Use Plan (2013)</i> further support efficient movement around this strategy.</p> <p>The Planning Strategy encompasses the majority of intensification and growth around the activity centres and main road corridors. The Unley Central DPA addresses the key District Centre activity hub within the city.</p> <p>Development generally should endeavour to rationalise existing access/egress points to the arterial road frontages and concentrate movement thereto. There will be a reliance on the local road network to provide local access and maintain a fair distribution of traffic movement and access/egress.</p> <p>Analysis by InfraPlan (Appendix 2) of the anticipated development associated with the DPA indicates there will be increases in movement but they are anticipated to be accommodated within current capacity in the short-term (10 years). For the medium to long term there is a need to review the arterial road and local area traffic management outcomes. The scale and nature of movement into the future and for the new forms of development and lifestyle choices will influence the necessary outcomes.</p>

	<p>Improved public transport, alternative modes and local area traffic management would mitigate undue increase and unreasonable volumes of traffic on the local road network.</p> <p>Appropriate access and parking for vehicles to service reasonable needs but not too generous to attract unwarranted additional movement is sought. The nature of the mixed use residential development and location in or near centres serves to reduce the need for local vehicle movement.</p> <p>The revised reduced parking standards is governed by the <i>SAPPL</i> policy module introduced in conjunction with the new transit corridor and centres to reflect such new forms of development. The <i>SAPPL</i> policy cannot be changed by Council.</p> <p>The complementary bicycle standards, with the support of DPTI, have been increased to reflect the trends experienced in recent mixed use developments. In addition, the proposal is to introduce requirements that can apply to all land uses.</p>
1.2.2	Department of Planning Transport and Infrastructure (DPTI)
	<p><i>The 30-Year Plan for Greater Adelaide</i> supports integrated development and transport planning, and relies upon a more effective public transport system to reduce the need for vehicle movement.</p> <p>The priority for movement (link) versus activity (place) on designated transport corridors and effectiveness of the public transport network is not fully resolved but the draft <i>Integrated Transport and Land Use Plan (2013)</i> outlines a long-term plan and investment schedule for improved public transport to underpin the new urban form and development.</p> <p>The Plan encompasses proposals to enhance the overall network with:</p> <ul style="list-style-type: none"> <li>▪ Increased train services and frequency</li> <li>▪ Increased tram services and frequency, and new service on Unley Road</li> <li>▪ Higher frequency bus routes and potential bus priority</li> <li>▪ Completion of rail corridor and other new shared paths (cycle and pedestrian), improved arterial road crossings and facilities (eg adjacent to activity centres, schools and public transport hubs)</li> <li>▪ Road intersection upgrades, grade separations and creation of non-stop north-south, inner and outer ring routes (eg South Road, Cross Road and Greenhill Road).</li> </ul> <p>Lobbying needs to continue with the State Government for appropriate infrastructure upgrades to support the promoted new and transit orientated development opportunities.</p>
1.2.3	State Agency Feedback
	Refer to DPTI feedback above.
1.2.4	Community Feedback
	<p>Concerns have been raised in regard to the lack of evident improvement and a clear plan to improve arterial road and public transport infrastructure investment and quality and capacity of services to support the desired growth in development. Current services are struggling to meet needs or provide reliable and convenient service.</p> <p>Concerns are also held the increased and intensified development, particularly where not on or directly accessible from the main road corridor, will cause an excessive increase in parking demand and traffic congestion on the associated arterial road and local street network.</p>

1.2.5	Council Review and Options
	<p>The State Government infrastructure planning and provision recognises <i>The 30-Year Plan for Greater Adelaide</i> through the draft <i>Integrated Transport and Land Use Plan (2013)</i> and in turn the DPA direction and subsequent market demand for development. However, there seems to be an approach of responding to market demand rather than a leading pro-active approach. It is critical infrastructure provision is coordinated to support potential desirable development outcomes (eg public transport services, efficient arterial road network, convenient cycling networks etc).</p> <p>The <i>Integrated Transport and Land Use Plan</i> is supported to provide a clear plan that aligns with, and provides early parallel investment, in critical infrastructure to support the policy and anticipated development.</p> <p>InfraPlan analysis, DPTI directions and experience support a transition with new forms of higher density development to lower parking rates and vehicle movement, and increase in alternative modes, eg cycling and walking, and public transport use.</p> <p>This supports the revised vehicle and cycling parking requirements and that in the short term network capacity for anticipated development is adequate.</p> <p>State Government infrastructure investment and upgrade will need to continue to be pursued to address arterial road efficiency and public transport services. For the medium term local area traffic management will need to be undertaken to address the necessary changes and upgrades to serve efficient movement.</p>
1.2.6	Recommended Changes
	City Strategy and Development Policy Committee
	<p>The City of Unley pursue with the State Government active investment in the <i>Integrated Transport and Land Use Plan</i> (led by the Department of Planning Transport and Infrastructure) and commitment to facilitate early necessary arterial road and public transport improvements to support the land use planning of <i>The 30-Year Plan for Greater Adelaide</i> and the <i>Unley Central DPA</i>.</p> <p>The traffic investigations supporting the current DPA proposals indicate there are no significant traffic movement implications for the short-term anticipated development but the issues identified for the medium and longer-term level of development will require investigation by Council and an appropriate local area traffic management plan.</p>

1.3	<b>Living On/Near Transit Corridors (and Centres)</b>
<p><i>The 30-Year Plan for Greater Adelaide</i> aims are to provide for higher density living adjacent to transit corridors, centres and open space.</p> <p>The concept of corridor and high activity living areas avails people of the opportunity to readily access proximate services and facilities, public transport and different housing options. Higher density living also heightens the need for better access to quality open space and public areas.</p> <p>The concept of corridor and activity centre living areas also raises the concern about possible emissions (ie noise and air pollution) and amenity and health impacts to occupants of development along high traffic volume roads.</p> <p>SA Health has supported through 'healthy spaces and places' the urban form encouraged within urban corridors for mixed use walkable communities.</p>	
1.3.1	DPA Proposals
<p>The proposals for higher density residential development adjacent to transit corridors, centres and open space align with the State Planning Strategy (<i>The 30-Year Plan for Greater Adelaide</i>).</p> <p>The existing Development Plan contains a range of applicable <i>South Australian Planning Policy Library (SAPPL)</i> Council-Wide policy modules, including:</p> <p><i>Design and Appearance</i> includes policy to ameliorate any negative impacts from large scale developments and to respond to the desired character of local areas.</p> <p><i>Interface Between Land Uses</i> includes policy regarding appropriate siting and design of different land uses and mitigating noise and pollution to sensitive land uses.</p> <p><i>Medium and High Rise Development</i> includes policy to minimise negative impacts on micro-climates from wind, temperature and daylight. Provision is also made for communal outdoor green space (ie green roof gardens) on buildings and shelter protection for pedestrians.</p> <p><i>Natural Resources</i> includes policy to protect and enhance natural resources and the environment, as important components of the built form environment.</p> <p><i>Transportation (Movement of People and Goods)</i> includes a range of policy on encouraging alternative forms of transport and more cycling and walking.</p> <p>'<i>Overlay - Noise and Air Emissions</i>' seeks to protect occupants from potential emissions by orientation of spaces, barriers and building design on the designated roads – the application of this overlay has been expanded to include the District Centre Zone.</p>	
1.3.2	Department of Planning Transport and Infrastructure (DPTI)
<p>The State Government and its agencies, including the Environment Protection Authority, have investigated and support the plan and concept of living on transit corridors and activity areas subject to the <i>SAPPL</i> policy module parameters.</p>	
1.3.3	State Agency Feedback
<p>The Environment Protection Authority has investigated and supports transit corridor residential development, and has collaborated with DPTI to incorporate the '<i>Overlay - Noise and Air Emissions</i>' policy for higher traffic volume roads and transit corridors for the management and design mitigation of possible emissions (ie noise and air pollution).</p>	

	The EPA supports the transit corridor development. The policy adequately addresses potential emissions implications for residential development in proximity to main road corridors.
1.3.4	<b>Community Feedback</b>
	<p>Transit corridor residential development is questioned given the emissions (ie noise and air pollution) from high traffic volumes. Not only is there an impact on amenity there are serious health risks from prolonged exposure to emissions as posed by living in proximity to them. Increased development will increase traffic and vehicle congestion, increasing the concentration of emissions.</p> <p>The higher density living heightens the need for access to open space and public areas.</p>
1.3.5	<b>Council Review and Options</b>
	<p>Corridor and activity areas have been promoted as appropriate for residential living, subject to the provisions within the Development Plan <i>SAPPL 'Overlay - Noise and Air Emissions'</i> regarding noise and air emission standards, design mitigation and other interface policies.</p> <p>State Agencies through <i>The 30-Year Plan for Greater Adelaide</i> and design mitigation provisions of <i>SAPPL</i> policy, have confirmed the applicable emission standards and levels are reasonable and manageable to appropriately allow for residential development.</p> <p>Within the City of Unley and Unley Central precinct there are limited, but high quality, public open-space areas. The Soldiers Memorial Gardens and Village Green (possibly reconfigured in the future) public open spaces are recognised and are to be retained. Such public open spaces are to be complemented by further green space in higher density development through increased provision of communal open space, green walls and roofs. Further, the public realm (eg streets, footpaths) and business facilities (eg outdoor dining, cafes, bars, shops, community centres, halls) provide opportunities for streetscape activation through cycling, walking, recreation, entertainment and public interaction.</p>
1.3.6	<b>Recommended Changes</b>
	<p>City Strategy and Development Policy Committee</p> <p>The concept of growth in proximity to urban transit corridor areas is promoted by <i>The 30-Year Plan for Greater Adelaide</i> and supported on advice of State Agencies (eg EPA and SA Health) that applicable standards in relation to noise and air emissions' can be met.</p>

## 2.0 Zone and Key Policy Parameters

2.1	<b>Complementary Council-Wide Policy</b>
	<p>With new multi-storey development there are inherent issues and opportunities surrounding their efficient function and servicing, vehicle access and movement, design and setting, amenity and environmental performance. For any development a comprehensive range of general Council-Wide policy exists to address all these related matters.</p> <p>Overshadowing and overlooking to adjoining existing lower density residential development, is addressed through general policy to mitigate privacy and access to sunlight and avoid being unduly compromised.</p> <p>Overshadowing and overlooking within new development is also considered through design. This is less of an issue given the higher density nature of the development and expectations, plus awareness, of occupants entering such new development about the level of amenity.</p> <p>Environmental performance of buildings is addressed through a range of existing Council-Wide policy in the Development Plan addressing things like building passive energy design (eg cross flow ventilation), conserving and using efficient materials, considering micro-climatic impacts, roof-top-gardens, green roofs and walls, water sensitive design including stormwater management and harvesting. The need for environmental design is reinforced in the District Centre Zone <i>Desired Character</i> statement.</p>
2.1.1	DPA Proposals
	<p>There are existing <i>SA Planning Policy Library (SAPPL)</i> provisions in the Council-Wide part of the Development Plan (Unley) in regard to a range of matters generally applicable to development, including for example:</p> <ul style="list-style-type: none"> <li>▪ <b>Form of Development</b> <ul style="list-style-type: none"> <li>- <i>Utility Services (eg waste serving)</i></li> <li>- <i>Landscaping</i></li> <li>- <i>Crime Prevention</i></li> </ul> </li> <li>▪ <b>Transportation (Movement of People and Goods)</b> <ul style="list-style-type: none"> <li>- <i>Cycling and Walking</i></li> <li>- <i>Access</i></li> <li>- <i>Parking Area – Design, Location and Provision</i></li> <li>- <i>Parking for Mixed Use and Corridor Zones</i></li> <li>- <i>Undercroft and Below Ground Parking of Vehicles</i></li> <li>- <i>Parking Area – Screening and Landscaping</i></li> </ul> </li> <li>▪ <b>Design and Appearance</b> <ul style="list-style-type: none"> <li>- <i>Development Adjacent Heritage Places</i></li> <li>- <i>Overshadowing</i></li> <li>- <i>Visual Privacy</i></li> <li>- <i>Relationship to the Street and Public Realm</i></li> <li>- <i>Outdoor Storage and Service Areas</i></li> </ul> </li> <li>▪ <b>Interface Between Land Uses</b> <ul style="list-style-type: none"> <li>- <i>Noise Generating Activities</i></li> <li>- <i>Air Quality</i></li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ <b>Centres and Shops</b> <ul style="list-style-type: none"> <li>- Transport, Access and Parking</li> <li>- Entertainment and Recreation Facilities</li> <li>- Landscaping</li> </ul> </li> <li>▪ <b>Conservation and Heritage</b> <ul style="list-style-type: none"> <li>- Regulated and Significant Trees</li> <li>- Heritage Places</li> <li>- Multi-storey Additions</li> </ul> </li> <li>▪ <b>Outdoor Advertisements</b> <ul style="list-style-type: none"> <li>- Amenity and Character</li> <li>- Safety</li> <li>- Advertising in Mixed Use and Corridor Zones</li> </ul> </li> <li>▪ <b>Medium and High Rise Development (3 or More Storeys)</b> <ul style="list-style-type: none"> <li>- Design and Appearance</li> <li>- Visual Privacy</li> <li>- Building Separation and Outlook</li> <li>- Dwelling Size and Configuration</li> <li>- Adaptability</li> <li>- Environmental (eg micro-climatic impacts, green roofs, rainwater tanks)</li> <li>- Site Facilities and Storage</li> </ul> </li> <li>▪ <b>Natural Resources</b> <ul style="list-style-type: none"> <li>- Water Sensitive Design</li> <li>- Stormwater management, harvesting and re-use</li> <li>- Native vegetation</li> </ul> </li> <li>▪ <b>Energy Efficiency</b> <ul style="list-style-type: none"> <li>- Energy efficient, passive and ‘green’ building design (eg roof-top-gardens, ‘green’ roofs, ‘living’ walls)</li> <li>- On-site Energy Generation</li> </ul> </li> <li>▪ <b>‘Overlay-Noise and Air Emissions’</b> <ul style="list-style-type: none"> <li>- Development requirements when adjacent designated main roads</li> </ul> </li> <li>▪ <b>‘Overlay-Affordable Housing’</b> <ul style="list-style-type: none"> <li>- Development of more than 20 dwellings to contain 15% ‘affordable’ housing.</li> </ul> </li> </ul> <p>Efficient function, good design, amenity and environmental performance are further reinforced in the District Centre Zone <i>Desired Character</i> statement.</p>
2.1.2	<p>Department of Planning Transport and Infrastructure</p> <p>DPTI have not made any specific comments upon this policy.              It is noted the Council-wide policy it is declared SAPPL template policy where local amendments are not supported.              The scope of the Unley Central DPA by virtue of the Statement of Intent approved by the Minister is confined to the District Centre Zone and parking tables.</p>
2.1.3	<p>State Agency Feedback</p> <p>The State Agencies commenting have supported the supporting general policy as adequate to address related issues.</p>



2.1.4	<b>Community Feedback</b>
	The general community, and particularly existing residents within or adjacent affected areas, are understandably sensitive to these issues and expressed concern about undue effects from envisaged potential new development.
2.1.5	<b>Council Review and Options</b>
	The proposed general City-wide policy for the design of development provides adequate regard for the reasonable amenity of adjacent existing development and design within new development.
<b>2.1.6</b>	<b>Recommended Changes</b>
	City Strategy and Development Policy Committee
	The existing Council-Wide <i>SAPPL</i> policy is adequate to address a range of general functional, servicing, amenity, design and environmental performance matters with development.

<b>2.2</b>	<b>Building Heights and Western Area</b>
	<p>The focal nature of the Unley Central District Centre Zone, Planning Strategy needs and SA <i>Planning Policy Library (SAPPL)</i> policy module for the zone, and objective for mixed use and medium to high-density residential development, leads to a policy for high-rise buildings. High-rise buildings allow for the density, activity, viability and focus for facilities and services within the key District Centre hub of Unley. Unley Road was re-zoned for 5 storey development in 2013 and the District Centre Zone on the corridor was anticipated to be higher and denser than the surrounding scale to emphasise it as the key node.</p> <p>Concerns have been raised about the need and appropriateness of the proposed heights and that lower more compatible heights should be sufficient.</p>
2.2.1	DPA Proposals
	<p>The proposed building heights were derived by the strategy needs and <i>SAPPL</i> policy modules for high-density residential development and modelling based upon the <i>SAPPL</i> Building Envelope opportunity (ie 30° at 3.0 metres above ground level at the zone boundary).</p> <p>The large size and depth of sites in the western area of the zone allowed for greater height towards the main road frontages, than on the shallower depth sites on the eastern side of Unley Road and around Oxford Terrace.</p> <p>Up to 11 storeys was suggested in the Unley Central Precinct Plan as a suitable cap, even though potentially more was feasible on the western side given the extraordinary size of those sites. The eastern side due to the limited depth of sites was generally limited to 5 storeys, and possibly 8 storeys on the southern side of Oxford Terrace, depending on the relationship with the retained and enhanced 'Village Green' public open-space and potential reconfigured form.</p> <p>Building mass, in reality, would be less than the outer envelope due to required spaces and building setbacks for heritage buildings, significant trees, public open spaces and the refinement from building design articulation.</p> <p>Building height in storeys is translated to corresponding height in metres as defined through the <i>SAPPL</i> policy modules. The notional floor to floor dimensions of 4.5 metres for commercial ground floor and 3.5 metres for residential levels is well accepted for modelling planning policy, and was used for the Urban Corridor Zone <i>SAPPL</i> policy module.</p> <p>The high-density residential requirement of more than 75 dwellings per hectare net is readily achieved with a range of medium to high-rise building heights.</p>
2.2.2	Department of Planning Transport and Infrastructure
	<p>DPTI have reaffirmed the requirement to align with the <i>SAPPL</i> policy module for building height in metres corresponding with storeys. Local amendments are not supported.</p> <p>More generous allowances (4.5 and 4.0 metres) were noted in the current version of the policy module but DPTI have confirmed they would accept the long standing widely used model, ie 4.5 and 3.5 metres.</p> <p>The strategy and policy modules define high-density residential as more than 75 dwellings per hectare net site area and high-rise as more than 7 storeys. Height and density need to align with the principles, targets and outcomes of The 30-Year Plan for Greater Adelaide and objectives of the District Centre Zone.</p> <p>DPTI reaffirm this reinforces the DPA should be as proposed and only limited reductions in heights and/or the extent of the greater heights would be supported. Informal liaison has occurred with officers of DPTI who appreciate reasoning and</p>

	<p>level of changes outlined herein and indicated support, but it would have to be given formal consideration by the DPTI hierarchy.</p> <p>The more conservative and further the policy is from the original proposals and requirements the more likely it is not to be supported. The Minister may proceed with own alterations to parameters as sees fit.</p>																																																																								
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	<p>A large number of the submissions received argued for lower or minimal building heights in the District Centre. However, the District Centre Zone is the key focal node for the city and serves the wider community, which overall raised limited concerns, including from the adjacent primary catchment area that was provided direct advice of the proposals.</p> <p>Particular concern was raised by some regarding the heights adjacent to Thomas Street frontage and in the Community Area on the east side of Unley Road.</p> <p>Conversely, owners within the zone and representatives from the development industry, raised concerns about not unduly constraining development opportunity, commercial viability and onerous specific parameters.</p> <p>The purpose of planning policy is to provide clear guidance for those considering development and for surrounding property owners. Specific design parameters, eg building height and setbacks, are key elements to define the future desired urban design and built form outcomes. The guideline policy allows individual variation in the context of the particular site circumstances whereby alterations can be warranted while addressing the zone desired intent and undue impacts.</p>																																																																								
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	<p>Building height in storeys is translated to corresponding height in metres as defined through the <i>SAPPL</i> policy modules, ie floor to floor dimensions of 4.5 metres for commercial ground floor and 3.5 metres for residential levels.</p> <p>Comparing the modelling with more typical construction examples occurring in the market, there is a variation in potential storeys for the same height in metres. Residential floor to floor heights around 3.2 meters has been typical but recently it is evident a minimum of 3.0 metres has been achieved.</p> <p>The planning parameters provide an overall height for urban form modelling purposes. The final floor to floor/ceiling heights are governed by the standards of the Building Code of Australia (BCA) and expectations of the market for design and amenity.</p> <p>For greater certainty and definition of impacts from the built form the designation of heights in metres is more definitive than the number of storeys or levels.</p> <table border="1"> <thead> <tr> <th>Storeys</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8</th> <th>9</th> <th>10</th> <th>11</th> </tr> </thead> <tbody> <tr> <td>Metres</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mixed Use Model (4.5+3.5)</td> <td>4.5</td> <td>8.0</td> <td>11.5</td> <td>15.0</td> <td>18.5</td> <td>22.0</td> <td>25.5</td> <td>29.0</td> <td>32.5</td> <td>36.0</td> <td>39.5</td> </tr> <tr> <td>Residential Model (3.5+3.5)</td> <td>3.5</td> <td>7.0</td> <td>10.5</td> <td>14.0</td> <td>17.5</td> <td>21.0</td> <td>24.5</td> <td>28.0</td> <td>31.5</td> <td>35.0</td> <td>38.5</td> </tr> <tr> <td>Common example (4+3.2)</td> <td>4.0</td> <td>7.2</td> <td>10.4</td> <td>13.6</td> <td>16.8</td> <td>20.0</td> <td>23.2</td> <td>26.4</td> <td>29.6</td> <td>32.8</td> <td>36.0</td> </tr> <tr> <td>Possible example (4+3.0)</td> <td>4.0</td> <td>7.0</td> <td>10.0</td> <td>13.0</td> <td>16.0</td> <td>19.0</td> <td>22.0</td> <td>25.0</td> <td>28.0</td> <td>31.0</td> <td>34.0</td> </tr> </tbody> </table>	Storeys	1	2	3	4	5	6	7	8	9	10	11	Metres												Mixed Use Model (4.5+3.5)	4.5	8.0	11.5	15.0	18.5	22.0	25.5	29.0	32.5	36.0	39.5	Residential Model (3.5+3.5)	3.5	7.0	10.5	14.0	17.5	21.0	24.5	28.0	31.5	35.0	38.5	Common example (4+3.2)	4.0	7.2	10.4	13.6	16.8	20.0	23.2	26.4	29.6	32.8	36.0	Possible example (4+3.0)	4.0	7.0	10.0	13.0	16.0	19.0	22.0	25.0	28.0	31.0	34.0
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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
36.0	3.5	10	32.8	3.2	10	31.0	3.0	10
32.5	3.5	9	28.6	3.2	9	28.0	3.0	9
29.0	3.5	8	26.4	3.2	8	25.0	3.0	8
25.5	3.5	7	23.2	3.2	7	22.0	3.0	7
22.0	3.5	6	20.0	3.2	6	19.0	3.0	6
18.5	3.5	5	16.8	3.2	5	16.0	3.0	5
15.0	3.5	4	13.6	3.2	4	13.0	3.0	4
11.5	3.5	3	10.4	3.2	3	10.0	3.0	3
8.0	3.5	2	7.2	3.2	2	7.0	3.0	2
4.5	4.5	1	4.0	4.0	1	4.0	4.0	1

Accordingly, for example, the heights of 25.5 metres and 32.5 metres in lieu of the original proposed 29.0 and 39.5 metres (that provide for 8 to 9 storeys and 11 to 12 storeys respectively), could still realise a practical number of levels in the order of 7 to 8 and 9 to 10 storeys respectively. The building height of 18.5 metres could realise levels in the order of 5 to 6 storeys depending on final floor to floor heights. The maximum building height in metres could be reduced, for example, by 7.0 metres, ie from 39.5 to 32.5 metres, with limited affect upon the density of development while ameliorating the built form scale. More restrictive height, ie 7 storey, would move further from DPTI requirements and commercial viability.

The 30 degree building envelope on the large sites allow for more than the capped building heights, as proposed or revised. The Unley Shopping Centre representative conceded the aspiration for 11 storey was a long-term outcome that is challenging in the current economic and social environment of slow growth and market demand. The major land owners to the north of Arthur Street supported the proposals, and in fact one argued up to 15 storeys was possible without compromising the building envelope. Given the limited footprint in this area the increased height was beneficial and required to afford viable development.

Accordingly, the heights could generally be capped as proposed, all revised lower or just the southern larger area revised lower.

The policy parameters are guidelines, and based on the merits of design and avoidance of external impacts, variations such as greater height could be possible where circumstances support.

The building envelope provides more opportunity, but even while within the envelope, as the overall maximum height increases the visual bulk and period of overshadowing impacts to the east and west do still increase.

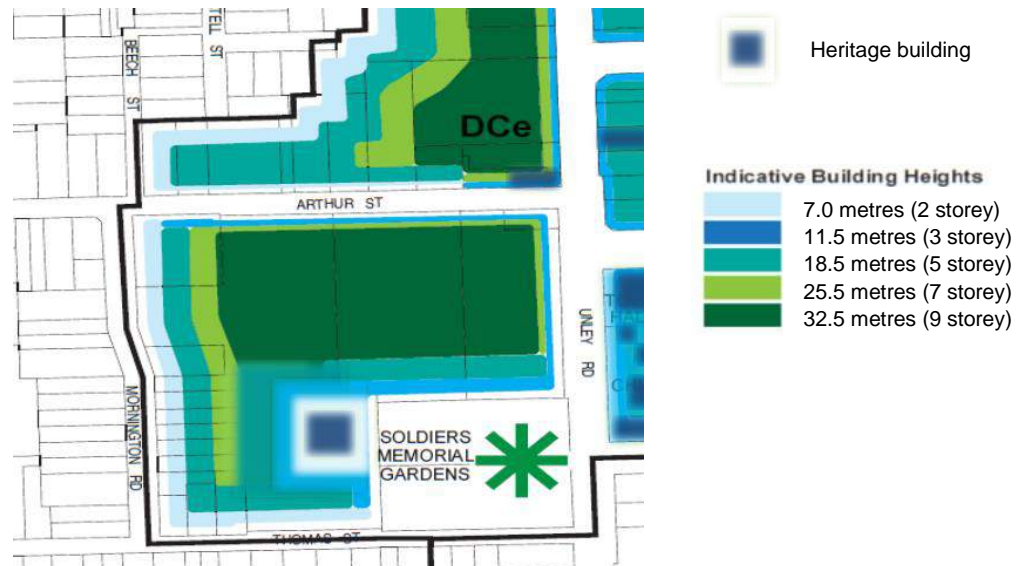
The preferred outcome of Council will be a balance of the opportunity, commercial realities and desired ultimate building density and scale for the zone.

The maximum building height is just that, but it does exclude mechanical roof-top plant. However, plant and lift shafts etc are usually centralised in the roof area where they would not be visible to the street or for a long way away. Also they are to be screened or incorporated into the roof top design to afford an appropriate overall appearance.

There are various provisions in the zone policy and in the general Council-Wide policy to address the general design, appearance and impacts of buildings.

Further, the practical constraints of building height in locations with fragmented land tenure, limited site size, setting for heritage buildings, significant trees and public open-space limits the actual opportunity.

In review of this in the western area, the properties fronting Thomas Street would primarily only have an opportunity to be up to 18.5 metres (5 storey), with potentially a narrow part up to 8 storey (29.0 metres) or revised height of 25.5 metres (7 to 8 storey) if all allotments were amalgamated.



Therefore an overall limitation up to 18.5 metres (5 storey) is more realistic and would present as a better fit adjacent to the south western residential areas of Thomas Street, Morningson Road and the Soldiers Memorial Gardens.

Reducing building height while realising a similar number of storeys maintains an adequate density level, above the requirement of more than 75 dwellings per hectare net and suitable to serve future strategy needs.

The redefinition and priority for building heights in metres, allows a more definitive approach. Revised heights could provide a potential reduction in the physical scale of built form, while maintaining a similar number of levels and density, but may compromise potential outcomes and viability in some cases.

Refer to Key Issues 2.3 and 2.4 discussion regarding Building Interface and Setbacks and Community Area and 'Village Green' for more detail on analysis and implications of building height in the eastern area.

<b>2.2.6 Recommended Changes</b>	
	City Strategy and Development Policy Committee
	<p>The proposed general building heights be primarily defined in metres with indicative corresponding storeys.</p> <p>The maximum building height to Thomas Street, Morningson Road and adjacent to the Soldiers Memorial Gardens be revised to a maximum of 18.5 metres (5 storey).</p> <p>The maximum building heights otherwise on the western side of Unley Road be revised as follows, <i>either</i>:</p> <p><b>Option 1</b></p> <ul style="list-style-type: none"> <li>▪ 32.5 metres (9 storey);</li> </ul>

- 25.5 metres (7 storey);
- 18.5 metres (5 storey).

**Option 2**

- North of Arthur Street
  - 39.5 metres (11 storey);
  - 29.0 metres (8 storey);
  - 18.5 metres (5 storey).
- South of Arthur Street;
  - 32.5 metres (9 storey);
  - 25.5 metres (7 storey);
  - 18.5 metres (5 storey).

**Option 3**

- 39.5 metres (11 storey);
- 29.0 metres (8 storey);
- 18.5 metres (5 storey).

**2.3 Building Interface and Setbacks**

The Unley Central District Centre Zone comprises a variety of areas different in size and nature and consequently with varied interfaces to adjoining areas.

The *SA Planning Policy Library (SAPPL)* policy module for medium and high-density Urban Corridor and District Centre Zones provides for a building envelope model as a basis to ensure buildings have increasing setbacks from boundaries as height increases. The accepted model is a 30 degree plane at 3.0 metres above ground level at the zone boundary. Council cannot change *SAPPL* policy.

The model only applies at the zone boundary of adjoining sites and not perimeter primary street frontages, ie a street providing frontage and vehicle access to properties. However, an analysis based on the model has been used to interpret the appropriate setbacks in the case of street frontages and provide desired modulated building articulation.

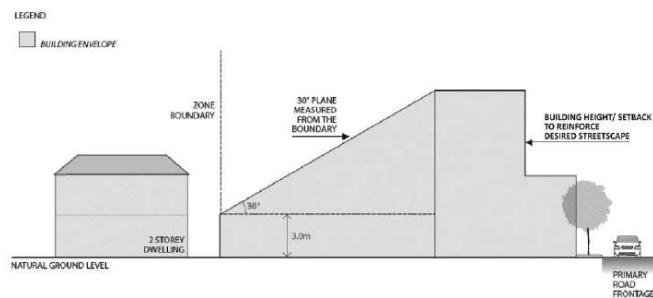
While no specific model applies for public open-space areas, a similar analysis has occurred in consideration of maintaining a reasonable open setting for such spaces and access to sunlight over the day and year.

Concerns have been raised about the excessive height of buildings, the relative setbacks and related implications.

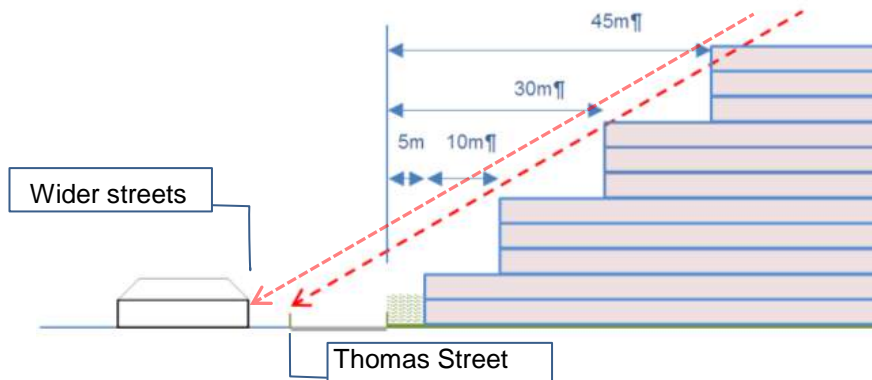
**2.3.1 DPA Proposals**

In recognition of the various scales and nature of different parts within the Unley Central District Centre Zone a range of varied interface approaches have been used relative to the adjoining areas, including:

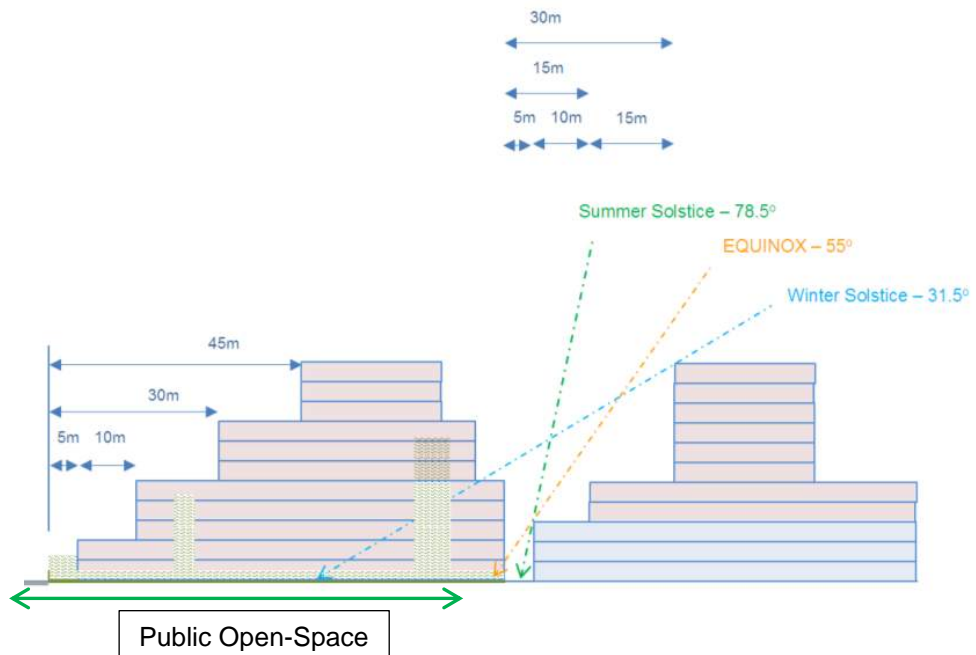
- Interface height relative to adjoining residential properties is provided in accord with the *SA Planning Policy Library (SAPPL)* policy module for the District Centre Zone that ensures buildings are increasingly setback from boundaries as height increases. The model is a 30 degree plane at 3.0 metres above ground level at the zone boundary. Council cannot change *SAPPL* policy.



- Interface height relative to surrounding perimeter residential streets is not addressed by the standard model. However, an analysis based on the model has been used to interpret the appropriate setbacks in the case of street frontages. Consistent with the *SAPPL* model the building envelope was taken from the property boundary of affected sites, ie the opposite side of the street. The street widths vary which leads to differences in effect. Thomas Street is the narrowest example. See below.



- Interface height relative to adjacent public open-space areas was considered in relation to maintaining a reasonable open setting for such spaces and access to sunlight over the day and year. Sunlight access is provided for the 6 months between the equinoxes for northern sun. Portion of shading occurs up to the winter solstice for northern sun but in the context of the overall year and daily access to eastern sun, given both public open-spaces are open to the east, to provide a fair balance between sunlight and building potential



2.3.2	Department of Planning Transport and Infrastructure
	<p>DPTI have not made any specific comments, but it is noted policy must use and/or align with the endorsed strategies and SAPPL policy module. Amendments of core SAPPL policy are not supported.</p> <p>Further, the local policy parameters should not be unduly restrictive and compromise required strategic, zone and commercial outcomes.</p>
2.3.3	State Agency Feedback
	Nil
2.3.4	Community Feedback
	<p>Some in the wider community, and particularly adjacent existing residents, are understandably sensitive to these issues and expressed concern about excessive building heights, undue visual bulk, overshadowing impacts and change to existing 'village'</p>



character that may arise.

The proposed policy responds to the strategic and policy context for the whole city, the precinct opportunities and the future community. This requires balancing the current situation with the contemporary and future needs, opportunities and desired outcomes.

The proposed policy align with these aims but the redefined reduced heights (refer Key Issue 2.1) would ameliorate the scale and bulk of buildings, with proposed revised relative setbacks to reflect the accepted building envelope model, while maintaining a reasonable density.

The planning policy provides guideline parameters for desired built form, open spaces and urban design opportunities.

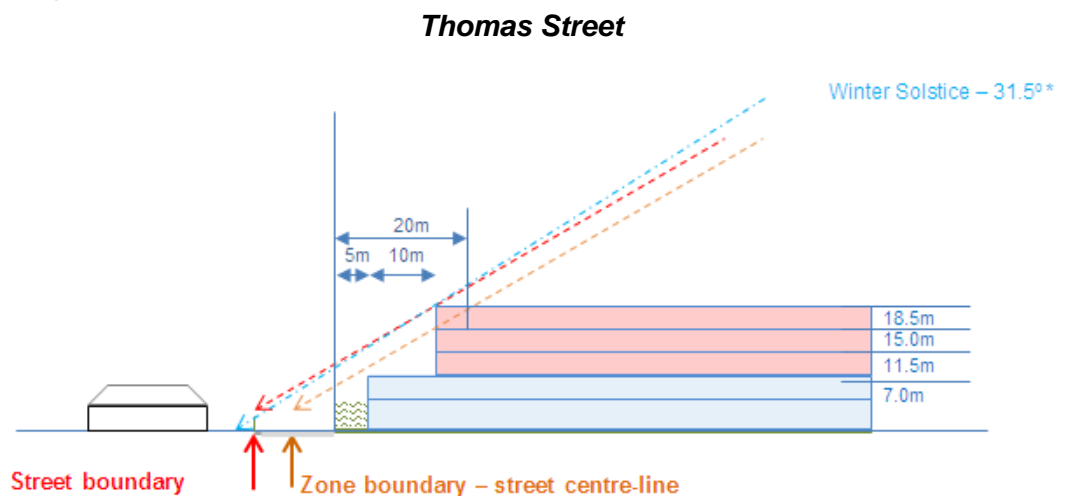
2.3.5 Council Review and Options

The SAPPL policy module provides limited scope for variation, in particular the standard building envelope.

The review, and potential reduction, of building heights does create scope to also revise the various setbacks, consider more refined provisions and balance implications against reasonable overshadowing expectations.

- Interface height relative to perimeter residential street frontages has been re-examined based upon the potential for reduced building heights, zone boundary in centre-line of streets, overshadowing implications and comparison with that of the standard building envelope model (30° at 3.0 metres agl although 2.0 metres is preferred by Council but not accepted by DPTI) for adjoining properties.

A refined analysis to interpret the appropriate setbacks has been considered, for example as follows:



The setback at 15 metres intrudes into the envelope from the zone boundary (street centre-line) but is within the envelope for the opposite side of the street. There is a limited shadow implication into properties opposite (eg around 4.5 metres of approximate 6.0 metres front yard setback) for a few weeks in the middle of the year before it is confined entirely to the street. This is at the shortest days of the year at midday. The shadow also moves laterally across the day.

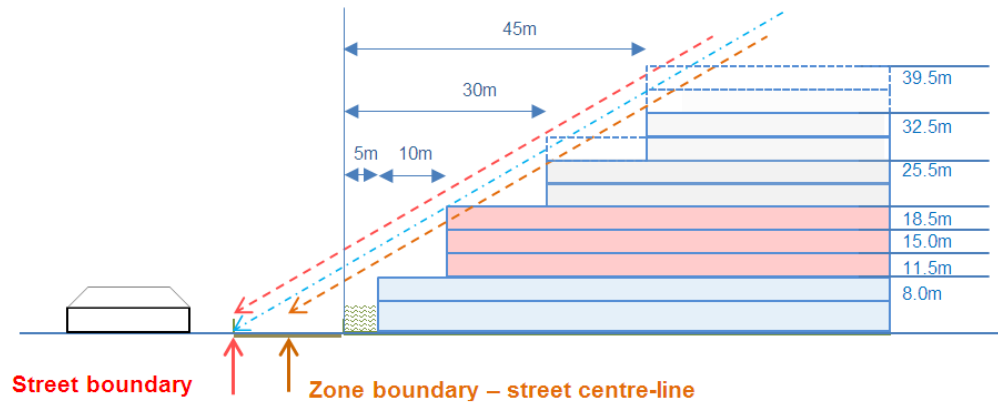
The street separation provides for a more favourable situation, even considering the limited overshadowing, than that for directly adjoining properties to development sites.

There is also a major difference in the outlook across the street by virtue of the limitation to a maximum height of 18.5 metres (and removal of building previously up to 39.5 metres) for the northern side of Thomas Street.

However, the fifth level intersects the revised building envelope model from the zone boundary (street centre-line). This could be largely addressed by an increased setback of level 5 to 20 metres within the prescribed setbacks table, and to correspond with the desired envelope from the zone boundary (street centre-line).

The other residential streets are wider than Thomas Street and provide a more favourable situation to adjacent residential areas. For example:

**Mornington Road**



The original maximum building heights presented a slight intrusion into the street boundary building envelope. The potential reduced maximum building height at 32.5 metres would mean there is additional clearance compared to the proposed original draft model.

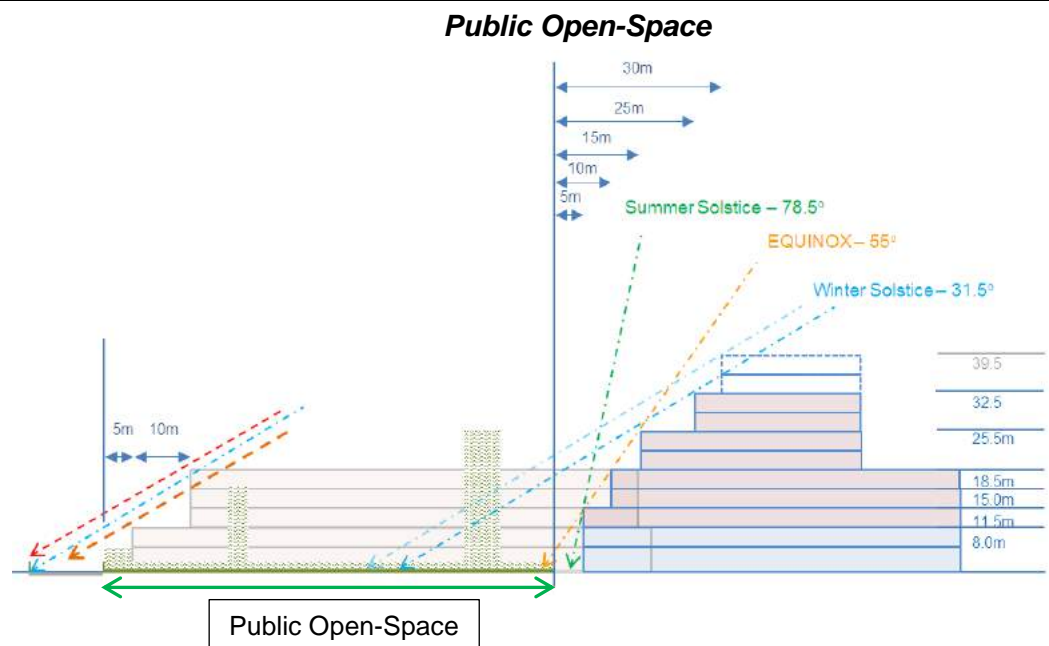
The fifth level at 18.5 metres partially intersects the building envelope model at the street centre-line zone boundary but is well within that for the opposite side of the street. The shadow implications are limited.

The limited part of the Beech Street frontage in the District Centre Zone at the corner of Arthur Street is opposite the Local Heritage Place the 'Icarus Hall'. The nature of the built form, relationship to the street and primary orientation of development to Arthur Street suggests more consistent setbacks to the Beech Street frontage at the corner with Arthur Street would be 3 metres up to 11.5 metres (in lieu of 5 metres) and 6 metres up to 25.5 metres (in lieu of 15 metres).

Mary Street is a north facing frontage to residential properties to the west of Mary Place. The proposed 45 metre setback for buildings above 29.0 metres to 39.5 metres follows typical model but is inconsistent with reasonable urban form and unnecessary in regard to over shadowing. A setback of 30 metres is considered more consistent and appropriate in this situation.

Arthur Street upper level setbacks varied on the northern side from the southern side, but for the small portion of taller buildings near Unley Road this is of minor effect and unnecessary. Accordingly, the setbacks could reflect the southern side.

- Interface height relative to adjacent public open-space areas were originally considered on the basis of the greater maximum building heights. Refer 2.3.1. With potential reduced building heights this can be reviewed in relation to revised setbacks while maintaining a reasonable open setting and access to sunlight.



Sunlight access is maintained for the 6 months between the equinoxes for northern sun. A portion of shading occurs up to the winter solstice for northern sun but in the context of the overall year and daily access to eastern and western sun, particularly given key public open-spaces have open street frontages, it provides a fair balance between sunlight and building potential. Greater access to western sun is also provided by virtue of the reduced height of buildings on that side of the Soldiers Memorial Garden.

- It should be recognised that these policy provisions are guidelines whereby heights and setbacks should be observed but individual site contexts and circumstances may warrant minor variations. In this case an additional provision is proposed to provide for any additional height to be offset by twice the additional setback.

The modelling has been used as the basis to interpret the applicable setbacks relative to building height and situation to determine the specified setbacks (in metres) from property frontages in the PDC 29 (d) Table. The desired outcome for the various situations has been analysed and set-out clearly for all stakeholders up-front.

The apparent prescriptive nature, potential constraints and complexity of this approach have been questioned. It is possible to provide principles to describe the model for the streetscape scale and urban design, residential street interfaces and open-space clearances and allow application and interpretation at the time of individual development relative to the particular circumstances. This potentially allows for more flexibility and tailoring through the later development application process.

Refer to Attachment G which outlines the potential amendments to the table and the alternative descriptive principles approach.

Refer to Key Issue 2.4 discussion about the Community Area and 'Village Green' for more detail on analysis and implications of building height and interface in that area.

<b>2.3.6</b>	<b>Recommended Changes</b>
	<p>City Strategy and Development Policy Committee</p> <p><b>Option 1</b></p> <p>The proposed building setbacks outlined in PDC 29(d) table be refined as follows:</p> <ul style="list-style-type: none"> <li>▪ perimeter residential street frontage setbacks:             <ul style="list-style-type: none"> <li>- Beech Street at the corner with Arthur Street:                 <ul style="list-style-type: none"> <li>› 3 metres for building up to 11.5 metres;</li> <li>› 6 metres for building up to 25.5 metres;</li> </ul> </li> <li>- Mary Street from 35 metres from Unley Road alignment:                 <ul style="list-style-type: none"> <li>› 30 metres for building up to 32.5 metres (or 39.5 metres if allowed);</li> </ul> </li> <li>- Thomas Street frontage:                 <ul style="list-style-type: none"> <li>› 20 metres for building from 15.0 metres up to 18.5 metres;</li> </ul> </li> </ul> </li> <li>▪ public open-space setbacks:             <ul style="list-style-type: none"> <li>- 5 metres for building up to 11.5 metres;</li> <li>- 10 metres for building up to 18.5 metres;</li> <li>- 15 metres for building up to 25.5 metres;</li> <li>- 25 metres for building up to 32.5 metres;</li> <li>- 30 metres for building up to 39.5 metres (if such height allowed);</li> </ul> </li> <li>▪ Arthur Street building setbacks for the area west of Unley Road on the northern side to reflect those for the southern side;</li> <li>▪ any variation of additional height above the maximum building height be setback twice the additional building height.</li> </ul> <p>OR</p> <p><b>Option 2</b></p> <p>Replace the table in PDC 29 (d) with principles (c) (iii), (d), (e) and (f) incorporating similar model intent and details from the table to provide for:</p> <ul style="list-style-type: none"> <li>▪ Open-space minimum setback of 5 metres and building envelope of 55°;</li> <li>▪ Residential street frontages minimum setback of 5 metres (except for Beech Avenue) and building envelope of 30° at 3.0 metres agl from the zone boundary (road centre-line);</li> <li>▪ Commercial and community street frontages variable ground level podium setbacks and additional setbacks above to define lower desired facades, streetwalls above and recessed higher levels.</li> </ul>

<b>2.4</b>	<b>Community Area and ‘Village Green’</b>
	<p>The Community Area to the east of Unley Road, the ‘Village Green’, heritage buildings and significant trees attracted particular community attention regarding the policy proposals and future development options.</p> <p>The Unley Central Precinct DPA proposes policy to better guide potential development in the absence of such policy in the current District Centre Zone. The current focus and debate is about the proposed planning policy and parameters.</p> <p>The nature and detail of any specific proposed development will be guided by policy but is a separate matter determined by the owner and the market opportunities in the future. In the case of the civic area and the ‘Village Green’ the Council control these public assets and will determine their development destiny in due course through due public process.</p> <p>The typical modelling from the zone boundary of adjoining sites, perimeter residential street frontages and regard for sun access for the public open-space area led to the proposed indicative outer building envelope and related policy provisions.</p> <p>Concerns have been raised about the height of proposed buildings, their relative setbacks, heritage buildings, significant trees, loss and/or nature of ‘reconfigured’ open space, impact upon community activities and character of the area.</p>
2.4.1	DPA Proposals
	<p>The proposed policy revisions for the District Centre Zone aim to be overt about the desired urban design, built form and public open-spaces, unlike the current policy which has no specific building height limits, building envelope setbacks or recognition of public open-space or pedestrian links.</p> <p>Applying the same building envelope modelling from the zone boundary of adjoining sites, corresponding with perimeter residential street frontages and regard for sun access for the public open-space areas led to the proposed indicative outer building heights and setbacks envelope.</p> <p>The indicative outer building envelope, while suggesting up to 8 storeys (29.0 metres) over the area, must be read together with other and related policy provisions for the zone and general policy. These include specific provision for the retention of the ‘Village Green’, albeit maybe in a reconfigured form – possibly reorientated, shifted, or edges reshaped - but as an enhanced space as part of the overall area.</p> <p>Surrounding buildings are to have increasing setbacks for increasing building heights to maintain an open setting and reasonable access to sunlight for the open space. Further, the retention and appropriate settings and setbacks for new development to street frontages, listed heritage buildings, significant trees and key pedestrian links are also required. Green roofs and walls on new development are encouraged to supplement outdoor space, not replace, public open-space.</p> <p>The effect of the combined policy is to guide development relative to all the circumstances, which will include a series of ‘voids’ for the open space areas, street frontages, pedestrian links, heritage buildings and significant trees. This would significantly limit the extent of building footprints and even further the area of upper levels of buildings.</p> <p>The diagrams in section 2.4.5 indicate the practical potential outcomes.</p>
2.4.2	Department of Planning Transport and Infrastructure
	<p>DPTI have not made any specific comments upon the detailed policy for this area but reinforced in discussions the need for high-density development</p>

	<p>consistent with the objectives for the zone.</p> <p>It is evident the primary focus is on the larger sites and core areas with the major opportunities on the western side of the zone and along Unley Road.</p> <p>There is less focus on the Community Area in the eastern part of the zone as the opportunities are limited and minor in the context of the overall zone.</p>
2.4.3	<p><b>State Agency Feedback</b></p> <p>No other agencies made any specific comments about the detailed policy for this area, but there was support for optimising opportunities and not unduly constraining development opportunity across the zone.</p>
2.4.4	<p><b>Community Feedback</b></p> <p>Some from the wider community, and adjacent to the precinct, are understandably sensitive to the protection of the civic precinct, 'Village Green' and its ambience, significant trees, heritage buildings, associated community activities and limited scale of new development. Some also hold concern for the future of the cottages on Edmund Avenue and Oxford Terrace, and generally any significant change to the existing situation.</p> <p>The proposed policy responds to the strategic and policy context for the whole city, the precinct opportunities and the future community. This requires balancing the current situation with the contemporary needs, opportunities and desired outcomes.</p> <p>The zone and general policy specifically includes the retention and enhancement of the important open space of the 'Village Green', its street frontage and accessibility and key pedestrian links. Heritage buildings and significant trees are recognised and addressed in regard to new development through existing policy provisions.</p> <p>Planning policy can only provide guideline parameters for desired land use, built form, open spaces and urban design opportunities. The owner of any land, in the case of the civic precinct and 'Village Green' the Council, will subsequently assess the range of circumstances and determine following due process any specific development proposals within the ultimate policy guideline.</p> <p>A similar opportunity for development has existed for many years with the current District Centre Zone which provides no specific building height limits, building envelope setbacks or recognition of public open-space the 'Village Green'.</p> <p>The DPA has sought to introduce appropriate guidelines for such matters to achieve a more sensitive development outcome and to coordinate key urban design elements. With all the constraints and proposed building envelopes there is only an opportunity for limited development up to 7 storey (25.5 metres). More realistically there is an opportunity for up to 5 storey (18.5metres) in confined areas. Even more conservatively a cap of 3 storey (11.5 metres) could be introduced without unduly impacting the overall zone potential.</p> <p>The Council itself will not be the planning authority for its development with the separate Development Assessment Panel, or in specific circumstances the State Government Development Assessment Commission, which undertake an independent planning assessment against the applicable policy.</p>
2.4.5	<p><b>Council Review and Options</b></p> <p>The proposed District Centre Zone policy provisions reference the 'Village Green' open space in the 'Desired Character', 'Form and Character' and a</p>

range of other principles which confirm it will be retained and enhanced, albeit potentially in a reconfigured form.

To further reinforce and clarify the on-going commitment to improve limited public open-space and the retention and enhancement of the existing Village Green, the provisions could be expanded. A specific objective and additional text could be included to confirm it will be at ground level, in the flexible scenario it may potentially be reconfigured but it could also be confirmed it may be enlarged, and in all cases the public open space areas should be provided with wide openings and vistas to street frontages and connections via key pedestrian links.

The *Desired Character* statement encourages innovative open space measures with residential development to increase the overall amount of user space, in addition to the public open space areas. Such user space would be better and more accurately described as outdoor and green space to provide publicly accessible or communal roof top gardens.

It is specified that ground level public open-space including the 'Village Green' is required to be maintained and therefore is not available to be built upon. Further, surrounding buildings are specified to have increasing building setbacks for increasing building height so as to maintain an open setting and access to sunlight.

In addition, the listed heritage buildings; churches, hall, library, town hall, bomb shelter and museum; and significant trees are recognised for retention, and any adjacent new development would need to respect their setting, scale and necessary setbacks.

As a consequence a series of 'voids' would be created in the potential outer envelope that in practice will constrain and confine the scope for an increased extent and scale of new development and buildings.

Planning policy typically provides the key exterior functional and built form design parameters, to be taken in conjunction with the other layers of policy requirements. Development would respond to the individual site circumstances and constraints within those parameters to provide the most desirable overall outcome.

The original policy approach provided a flexible scope within the policy parameters, subject to the multi-layer of constraints. This allows for a future detailed analysis and a master-planned outcome that could consider a variety of options to enhance the ultimate function and features of the precinct; eg public open-space location, shape and size (enlarged) public access links and related existing and new building opportunities.

This original more flexible outer envelope policy framework parameters would allow future exploration of the reconfiguration and enhancement of the Village Green with positive new development for the best overall outcome whereby it could either:

- adjoin and open to Oxford Terrace and potential boulevard/plaza event spaces while also linking to Edmund, Rugby and Unley Road;
- adjoin and open to Edmund Avenue while also linking to Edmund, Rugby and Unley Road;
- adjoin and open to Rugby Street similar to current arrangement while also linking to Edmund, Oxford and Unley Road;
- be transformed in some other ways that deliver a more favourable outcome.

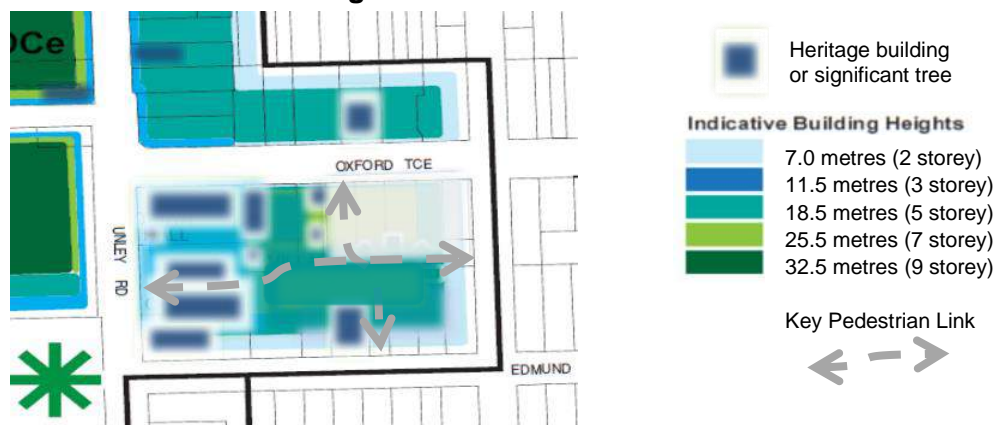
The different and unique nature of this area has been highlighted whereby a reduction of building scale and specific recognition of public open-space has been widely promoted.

Based on accepted modelling in relation to the interface with the zone boundary on perimeter streets and to public open-space, there is a reasonable opportunity for a confined extent of building up to 18.5 metres (5 storey).

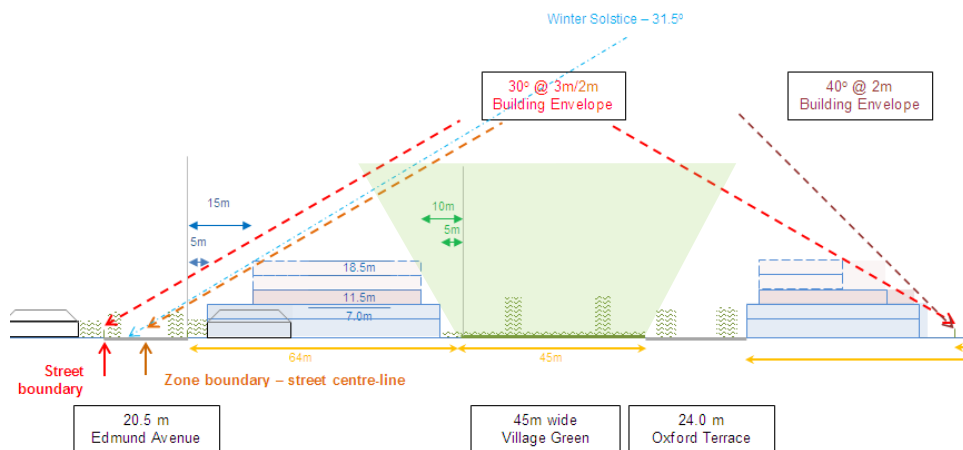
However, the options could also be more conservative to limit the maximum height to 11.5 metres (3 storey), including to the north of Oxford Terrace to maintain a corresponding relationship. Limitation for development could go even further to preclude the opportunity for more than 1 storey in the areas of the cottages to Edmund Avenue and Oxford Terrace/Rugby Street. This minimum height would provide little benefit to consider replacing the existing buildings.

The original proposed flexible policy approach allows for a range of options that could address all the existing constraints and allow exploration of potential better opportunities. Examples of the type of potential options in simple terms are indicated in the diagrams that follow.

**Village Green – to Oxford Terrace**

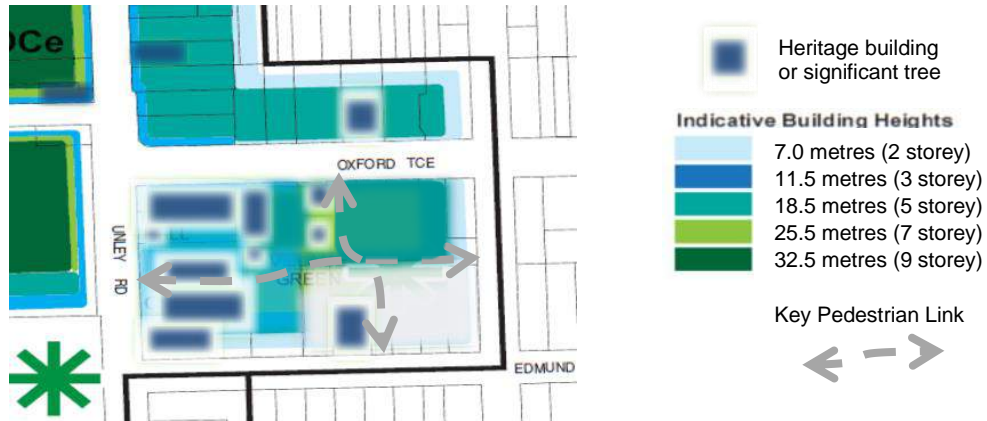


**Cross-section from Rugby Street**

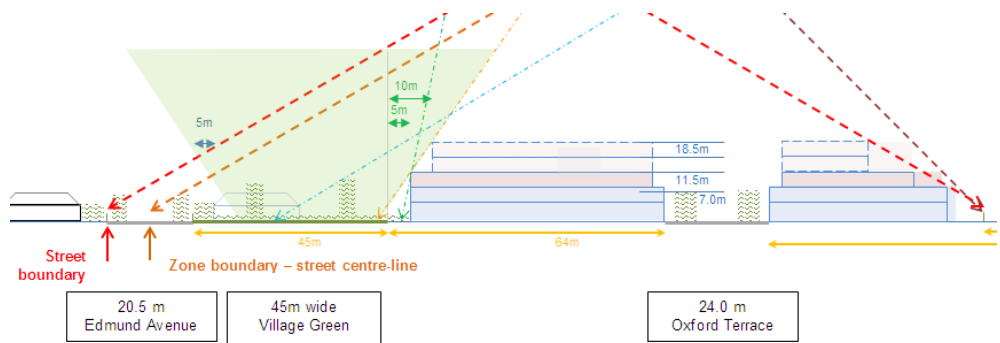




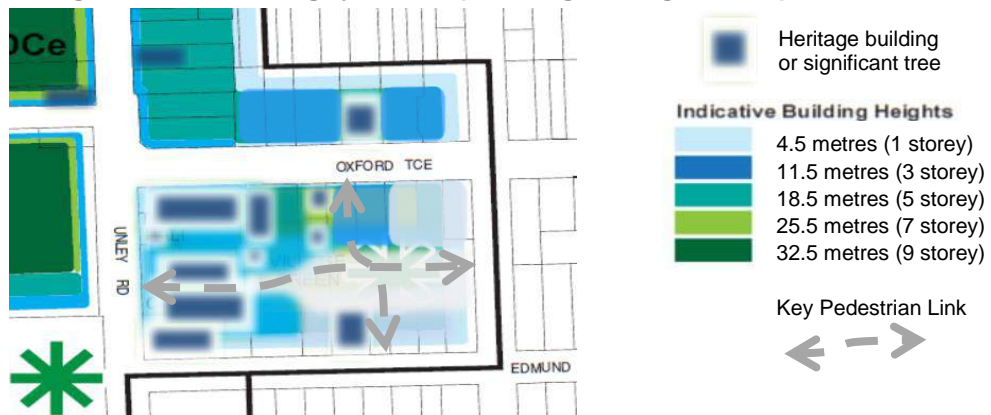
Village Green – to Edmund Avenue



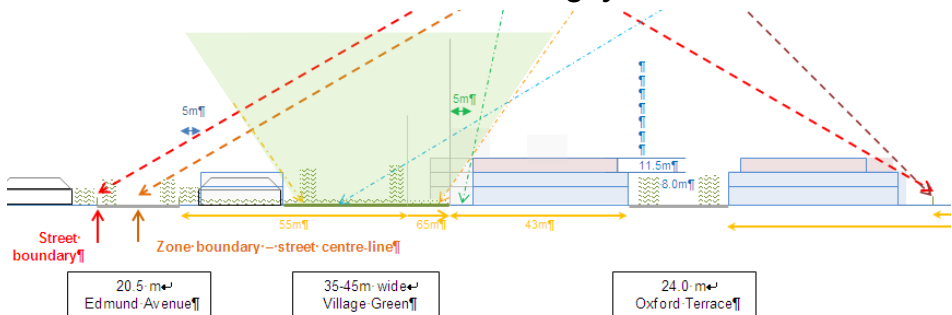
Cross-section from Rugby Street



Village Green – to Rugby Street (existing arrangements)



Cross-section from Rugby Street



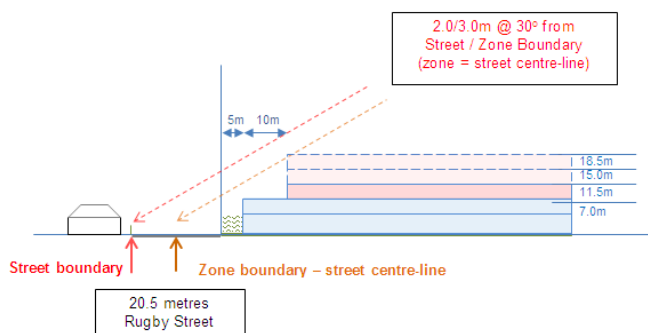
The flexible policy outer framework does create some uncertainty about the future final outcome. The policy could be more prescriptive and identify the existing arrangement of the Village Green if preferred.

This would lead to the increased scale of development being predominately orientated to Oxford Terrace. This fits with it being an internal street within the zone, a focus for activity and a wide boulevard that could be framed by such development, but would limit opportunities for an open frontage to the boulevard.

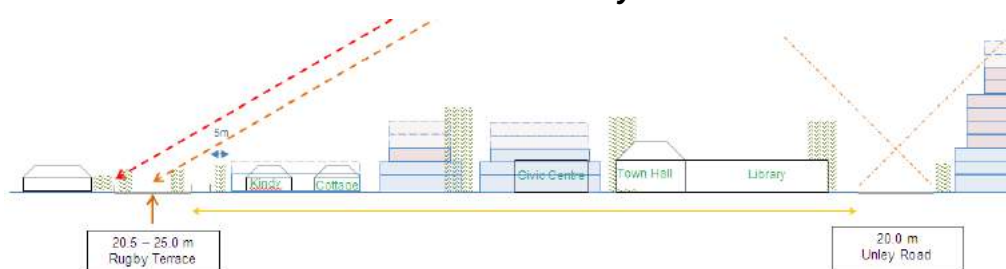
With development focussed to Oxford Terrace the open-space would remain largely in its current position and open to Rugby Street with pedestrian links provided to Edmund Avenue, Oxford Terrace and Unley Road. As a consequence of limitations of the building envelope and setbacks to street frontages and open space, the scale of any development to Edmund Avenue would be limited.

Two storey (7.0 metres) is the typical scale adopted for development to the frontage of perimeter residential streets. To reinforce the scale and nature of existing buildings along Edmund Street the height could be further limited to 1 storey (4.5 metres). This would necessarily limit development opportunity and basis for replacement of the cottages.

**Cross section from Oxford Terrace  
 Interface Model**



**Prescribed Policy**



The retention of some or all of the non-heritage listed cottages and regulated/notable trees may not be required pursuant to the Development Regulations and Development Plan but may be considered warranted as part of any re-development. This would be a decision for Council as the owner.

The nature of community activities, eg service organisations, kindergarten etc, are promoted as envisaged land uses for the zone and in particular within the Community Area. The lease of existing or new Council buildings for such community uses would be a decision for Council as the owner.

2.4.6	Recommended Changes
	<p data-bbox="443 297 1090 331">City Strategy and Development Policy Committee</p> <p data-bbox="443 349 1406 450">The District Centre Zone be revised to include an additional objective, and clarification in the <i>Desired Character</i> statement and supporting principles, that:</p> <ul data-bbox="443 461 1390 636" style="list-style-type: none"> <li data-bbox="443 461 1390 562">▪ reinforce the retention and enhancement of existing <u>ground level</u> public open-space and <u>open connections to street frontages and key pedestrian links</u>;</li> <li data-bbox="443 573 1390 636">▪ confirm the <u>ground level</u> Village Green is to be retained and enhanced, and potentially <u>enlarged</u>.</li> </ul> <p data-bbox="443 647 1358 748">The maximum building heights and <i>Concept Plan Map Un/X Indicative Building Heights</i> for the <i>Community Key Area</i> east of Unley Road frontage be revised as follows, <b>either</b>:</p> <p data-bbox="443 759 1007 792"><b>Option 1 (Flexible Option up to 5 storey)</b></p> <ul data-bbox="443 804 1342 987" style="list-style-type: none"> <li data-bbox="443 804 1342 949">▪ maximum building heights of: <ul data-bbox="491 837 1342 949" style="list-style-type: none"> <li data-bbox="491 837 1342 875">- 7.0 metres (2 storey) adjacent to residential street frontages;</li> <li data-bbox="491 887 1342 949">- rising to maximum of 18.5 metres (5 storey) in accord with building envelope setbacks;</li> </ul> </li> <li data-bbox="443 960 1342 987">▪ that the Village Green may be potentially reconfigured.</li> </ul> <p data-bbox="443 1005 1278 1039"><b>Option 2A (Prescriptive Option from 2 storey up to 5 storey)</b></p> <ul data-bbox="443 1050 1390 1346" style="list-style-type: none"> <li data-bbox="443 1050 1390 1196">▪ maximum building heights of: <ul data-bbox="491 1084 1390 1196" style="list-style-type: none"> <li data-bbox="491 1084 1390 1122">- 7.0 metres (2 storey) adjacent to residential street frontages;</li> <li data-bbox="491 1133 1390 1196">- rising to maximum of 18.5 metres (5 storey) in accord with building envelope setbacks adjacent to Oxford Terrace;</li> </ul> </li> <li data-bbox="443 1207 1390 1346">▪ <i>Concept Plan</i> be revised to indicate the approximate outline of the existing 'Village Green' open space, and applicable interface building envelope modelling and corresponding limited scope of medium-rise development to Oxford Terrace frontage;</li> </ul> <p data-bbox="443 1364 1278 1397"><b>Option 2B (Prescriptive Option from 1 storey up to 3 storey)</b></p> <ul data-bbox="443 1408 1390 1794" style="list-style-type: none"> <li data-bbox="443 1408 1390 1655">▪ maximum building heights of: <ul data-bbox="491 1442 1390 1655" style="list-style-type: none"> <li data-bbox="491 1442 1390 1520">- 4.5 metres (1 storey) adjacent to Edmund Avenue and Rugby Street reflecting existing cottages;</li> <li data-bbox="491 1532 1390 1655">- rising to maximum of 11.5 metres (3 storey) in accord with building envelope setbacks adjacent to Oxford Terrace for north side frontages and to the west of existing cottages on the south side;</li> </ul> </li> <li data-bbox="443 1666 1390 1794">▪ <i>Concept Plan</i> be revised to indicate the approximate outline of the existing 'Village Green' open space, and applicable interface building envelope setbacks and corresponding limited scope of medium-rise development to Oxford Terrace frontage.</li> </ul>



## Attachment G – Amended District Centre Zone

### District Centre Zone (Tracked)

Black text denotes SA Planning Policy Library (SAPPL) and/or current District Centre Zone policies.

Blue text indicates policies from the SAPPL Urban Corridor Zone template.

Green text indicates additional proposed local policies.

Red text indicates proposed changes to reflect the SCPA Report Version 1 recommendations post-consultation.

Red text highlighted in yellow outlines alternative options with edited text tracked for that included or ~~excluded~~ for SCPA Report Version 2.

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Refer to [Map Un/5](#) that relates to this zone.

#### OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 A mix of land uses that enable people to work, shop and access a range of services close to home.
- 5 Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- 6 A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- 7 Ground and lower floor level uses that create active and vibrant streets with only residential development along peripheral local streets.
- 8 A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- 9 The retention and enhancement of important existing ground level public open space areas, and their landscaping, vistas and open connections via street frontages and key pedestrian access links.
- 10 Noise and air quality impacts mitigated through appropriate separation of land uses, building design and orientation.
- 11 A high quality contemporary built form promoting medium to high rise development while addressing internal and external amenity issues.
- 12 Development that contributes to the desired character of the zone.

## **DESIRED CHARACTER**

### **Land Use**

The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in *Concept Plan Map Un/X – Connections & Key Areas*. Mixed use developments will be supported on both sides of Unley Road and comprise non-residential development in association with medium to high density residential living, and medium density residential development to peripheral local residential streets.

Retail developments, including specialty shops and cafes with narrow frontages that promote greater pedestrian activity and shopping variety for visitors, will be the focus of land use at ground level. Above ground level, business uses such as offices, consulting rooms, gyms and other commercial land uses, as well as residential uses, will be developed. The development of large floor plate retailing will be focussed on the western side of Unley Road, and will be 'sleeved' by smaller specialty shops in order to provide a 'high street' village character and vibrancy similar to other frontages along the eastern side of Unley Road, Arthur Street and Oxford Terrace.

Outdoor dining, which is complementary to existing businesses, is encouraged along Unley Road frontages and, on corner sites, may extend into side streets if it can be accommodated without disruption to convenient and safe pedestrian and vehicular movements. Opportunities to create upper level outdoor dining spaces which overlook Unley Road, Oxford Terrace, Arthur Street or open spaces will be encouraged where they contribute to the vibrancy of the area.

Development which incorporates a significant residential component (more than 20 dwellings) will provide a range of dwelling sizes and a minimum of 15 per cent affordable housing suitable for a range of ages and lifestyles. Short term residential accommodation, in the form of serviced apartments and tourist accommodation, is also desired as part of the overall mix of accommodation in the zone.

Entertainment venues, such as cinemas, theatres, small bars and small live entertainment venues, are envisaged within the zone. Larger venues which offer night-time entertainment may also be appropriate. All such venues will be suitably designed and separated/buffered from residential development, including in adjacent residential zones, to ensure an appropriate level of amenity is provided.

### **Design / Built Form**

New buildings will be recognised for their design excellence. A range of building heights is anticipated within the zone, with sensitive consideration of transitional arrangements at the street frontages, to open space and zone interfaces as depicted on *Concept Plan Map Un/X – Indicative Building Heights* to promote a human-scale streetscape.

The scale and massing of taller building elements within the zone will be designed to maximise access to natural light to these buildings and avoid large uniform building bulk and mass. Building designs will carefully manage overlooking and overshadowing impacts on residential land uses and private and public open spaces, both within the zone and in adjacent residential zones. Development in proximity to a State or Local Heritage Place will maintain key public vistas, an appropriate curtilage and a suitable setting to the Heritage Place, including in relation to building height.

The character of street frontages will be reinforced by a well-defined low to medium scale built form edge, continuing the established width, rhythm and pattern of facades with narrow shop fronts, raised stall-board window displays, feature parapets, pediments, detailing and protruding canopies that generally support a variety of tenancies with narrow frontages along Unley Road and continuous active side street frontages. In areas of longer commercial side streets away from Unley Road, and residential street frontages, buildings will have side setbacks, scale and articulation to reflect their differing nature.

Varied ground level setbacks will be provided, as depicted on *Concept Plan Map Un/X Ground Level Setbacks*, to create a reflection of the Unley Road heritage churches setting and distinguish the core of the

precinct, provide an adequate sense of space in narrow streets and allow room for outdoor pedestrian activated places along key road frontages, public open spaces and areas of interest.

To maintain the character and a human-scale at street level, the upper levels of buildings will be recessed behind the dominant 2 and 3 storey podium/street wall heights. Upper level setbacks will be increased progressively and variably to reflect the desired nature, features and scale of the respective road corridors, opposite street frontages and an openness and sunlight access for public spaces.

These buildings will establish an interesting pedestrian environment and human-scale at ground and lower levels, through building setbacks as designated in *Concept Plan Map Un/X – Indicative Building Heights* and *Concept Plan Map Un/X Ground Level Setbacks*, articulation and fenestration, verandas, balconies, canopies and landscaping.

Small allotments will not fully realise potential development opportunities unless amalgamated to create sites of sufficient size, in the order of 35 metres street frontage and 2,000 square metres site area, to allow for efficient and functional on-site vehicle parking, waste and servicing and appropriate building envelopes, setbacks and design.

Well-designed landscaping integrated with the building design (including roof top gardens and green walls) will assist to visually soften large building façades, screen and buffer parking/service areas/zone interface areas, and provide amenity, biodiversity and micro-climate benefits.

The potential for buildings within the zone to penetrate the Adelaide International Airport Obstacle Surface Limitation exists. It is essential that development within the zone not impede the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport.

### **Movement Systems Networks and Parking**

The zone will be characterised by permeable pedestrian access networks (in private or public ownership) of appropriate widths, flanked by speciality shops and cafes to provide street interest at ground and lower levels and promotion of crime prevention through environmental design principles. These networks, as designated in *Concept Plan Map Un/X – Connections & Key Areas*, will provide integrated linkages to adjacent activity nodes, public transport stops and public spaces. Access for people with disabilities, signage, seating, shade and street lighting will be provided along key walking routes between activity nodes and to service public transport stops.

Development on public and private land will consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages through the zone which can be shared safely by both pedestrians and cyclists. Larger scale commercial developments will also provide appropriate end of journey facilities such as showers and change rooms.

The function of Unley Road as a peak hour major transport corridor will be recognised by consolidating and minimising vehicle access points and providing vehicular access to developments from secondary road frontages and rear integrated access ways where possible. This function will be balanced with the need to primarily calm traffic, provide convenient and safe pedestrian and cycle crossings and other attributes as an active people place. The creation of new vehicle access points from Unley Road is not desired. Parking areas will be consolidated, shared and screened from the street or public spaces.

### **Open Space**

Open space will be considered as an integral part of development of the zone with its ability to improve the liveability, amenity and sustainability of the area. Existing key areas of ground level public open space, the Soldiers Memorial Gardens and the informal 'Village Green' (albeit in a potentially modified ~~reconfigured and~~ enlarged form), are to be retained and enhanced while maintaining wide openings and vistas to street frontages and connections via key pedestrian links.

With increased residential densities within the zone, opportunities to increase the overall amount of outdoor and green open space will be pursued through innovative measures such as plazas, forecourts, green walls

and publicly accessible or communal roof top gardens. Any upgrading of Oxford Terrace will provide improved accessibility to the open space facilities at Unley Oval and the Village Green.

### Environmental Design

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater, and environmentally sustainable design for reduction in energy consumption through passive design, construction and operation is envisaged with development.

Green infrastructure elements, including vegetation in streetscapes, green roofs, green walls, green facades and rain gardens, will be established. Some of the benefits of successfully establishing and maintaining these elements will be improved liveability and amenity for residents, workers and visitors, reduced urban heat island effects and energy requirements, and re-use of water on-site. Green roofs can also provide additional open space for residents and the opportunity for food or other gardens.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the zone:

- affordable housing
- aged persons' accommodation
- bank
- child care centre
- civic centre
- community centre
- consulting room
- discount department store
- ~~dwelling in conjunction with non-residential development~~
- educational establishment
- emergency services facility
- entertainment venue
- health facility
- hospital
- hotel
- indoor games centre
- library
- licensed premises
- motor repair station
- office
- place of worship
- pre-school
- primary school
- recreation area/facility
- ~~residential flat building in conjunction with non-residential development~~
- retirement village
- restaurant
- service industry
- shop
- small bar and live music venues
- supermarket
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.



- 3 Development comprising a variety of medium to high-density residential (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential activity within the zone through separation, building design or orientation.

**Form and Character**

- 4 The Key Areas designated on Concept Plan Map Un/X Connections & Key Areas should have a scale of development and range of functions and land uses as designated below:

Key Areas	Scale of development	Functions and land use
<b>West (Unley Road)</b>	Large scale development and building floor areas, with larger development sleeved with small premises to street frontages at ground level	Shop, showroom, entertainment venue, licensed premise, restaurant/cafe, office, consulting room and the like land uses with residential above  Reinforcement and enhancement of the ‘Soldiers Memorial Garden’ as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.
<b>Residential - Mornington Road, Thomas Street and Beech Avenue</b>	Smaller scale development respecting the context and nature of development opposite and providing an attractive street frontage	Residential development and building forms
<b>East (Unley Road)</b>	Modest scale development and small individual premises to street frontages at ground level	Shop, restaurant/cafe, office, consulting room and the like land uses at ground and lower levels, with residential above
<b>Community - Oxford Terrace, Edmund Avenue and Rugby Street</b>	Modest scale development with smaller premises with direct access to street frontages at ground level	Community centre, library, educational establishment, places of worship, office, consulting room, complementary small retail/cafe and like land uses with residential above, <u>except south of Oxford Terrace</u>  Retention (potentially in an <u>reconfigured and</u> enlarged form) and enhancement of the ‘Village Green’ as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.

~~(a) West (Unley Road)~~

~~(i) Large scale development and building floor areas, with larger development sleeved with small premises to street frontages at ground level~~

- ~~(ii) Shop, showroom, entertainment venue, licensed premise, restaurant/cafe, office, consulting room and the like land uses with residential above~~
- ~~(b) Residential (Morningside Road, Thomas Street, Rugby Street)~~
  - ~~(i) Smaller scale residential development and buildings, respecting the context and nature of development opposite and providing an attractive street frontage~~
- ~~(c) East (Unley Road)~~
  - ~~(i) Modest scale development and small individual premises to street frontages at ground level~~
  - ~~(ii) Shop, restaurant/cafe, office, consulting room and the like land uses at ground and lower levels, with residential above~~
- ~~(d) Community (Oxford Terrace, Edmund Avenue)~~
  - ~~(i) Modest scale development with smaller premises with direct access to street frontages at ground level~~
  - ~~(ii) Larger scale development, including community centre, library, educational establishment, places of worship, office, consulting room and the like land uses, with residential above~~
  - ~~(iii) Retention (although possibly in a reconfigured form) and enhancement of the 'Village Green' as open space.~~
- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Residential development should achieve a minimum net residential site density of 75 dwellings per hectare.
- 7 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining roads, public places and open space.
- 8 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 9 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.
- 10 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.
- 11 Dwellings should be located only behind or above non-residential uses on the same allotment, other than where in a solely residential development in the Residential Key Area illustrated in Concept Plan Map Un/X Connections and Key Areas or where fronting peripheral local residential streets.
- 12 Development should occur in accordance with Concept Plan Maps Un/X, X and X.

## Design and Appearance

- X New development should achieve high design quality by being:
  - (a) Contextual – so that it responds to its surroundings, recognises and carefully considers the adjacent built form, and positively contributes to the character of the immediate area;
  - (b) Durable – by being fit for purpose, adaptable and long lasting, and carefully considers the existing development around it;

- (c) Inclusive – by integrating landscape design to optimize pedestrian and cyclist usability, privacy, and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike;
  - (d) Sustainable – by integrating sustainable systems into new buildings and the surrounding landscape design to improve environmental performance and amenity for occupants.
- X Buildings should achieve a high design quality that reinforces their importance by:
- (a) the use of high quality materials and finishes;
  - (b) providing a high degree of visual interest through articulation, avoiding any large blank facades, or incorporating other such design features;
  - (c) ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and
  - (d) ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.
- X Buildings should be designed to include a podium/street wall height and upper level setbacks that:
- (a) relates to the scale and context of adjoining built form;
  - (b) provides a human scale at street level;
  - (c) creates a well-defined and continuity of frontage;
  - (d) gives emphasis and definition to street corners to clearly define the street grid;
  - (e) contributes to the interest, vitality and security of the pedestrian environment;
  - (f) maintains a sense of openness to the sky for pedestrians and brings daylight to the street; and
  - (g) achieves pedestrian comfort by minimising micro climatic impacts (particularly shade/shelter, wind tunnelling and downward drafts).
- X Development that may justify variation in the local context from relevant quantitative ~~Building Envelope and Setbacks~~ policy provisions should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including building design, pedestrian and cyclist amenity, activation, environmental design and public realm and streetscape contribution.
- 13 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in form, materials, openings and colours.
- 14 Buildings should be designed and sited to:
- (a) address the primary facing public road;
  - (b) face other public thoroughfares (other than rear laneways) and open spaces;
  - (c) enable suitable sunlight access to public and communal private open space;
  - (d) enable suitable sunlight access to habitable room windows of dwellings.
- 15 Development affecting State and Local Heritage Places, including landmark church, civic and community places, and public open spaces, should result in:
- (a) maintenance of key public vistas to the Heritage Place;

- (b) retention of an appropriate curtilage ~~around the Heritage Place;~~
  - (c) provision of a suitable setting for ~~the Heritage Places,~~ which may be wider than the curtilage.
- 16 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 17 ~~Key p~~ Pedestrian permeability paths links of appropriate widths should be established through the zone and major development areas in accordance with *Concept Plan Map Un/X Connections & Key Areas* to provide:
- (a) convenient and safe crossing of roads;
  - (b) convenient access to public transport stops and open spaces;
  - (c) ~~spaces opportunities~~ to stop and experience the place (i.e. at roadways, path junctions, key activity nodes, ~~open spaces~~ and points of interest).
- 18 Development at the pedestrian level should:
- (a) create active frontages by avoiding blank walls along pedestrian paths by incorporating narrow frontage ~~speciality~~ shops and their entry points;
  - (b) use design elements including, but not limited to, varying building heights, articulated wall treatments, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners;
  - (c) integrate weather protection systems including awnings, canopies, pergolas, marquees and/or landscaping to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the external public footpath and internal circulation pedestrian environments;
  - (d) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure;
  - (e) orient building elements such as main entries, lobbies, windows, and balconies to face streets, public parks, plazas, open spaces and pedestrian and cycle paths;
  - (f) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths;
  - (g) create active plaza, promenade, outdoor dining, display, entertainment, seating spaces within the prescribed ground level road frontage setbacks along Unley Road and the Soldiers Memorial Gardens;
  - (h) include lit water features, significant trees, landmark buildings and/or public art to enhance the public area.
- 19 Development should:
- (a) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation;
  - (b) incorporate good passive building design to optimise climate comfort within buildings and minimise use of mechanical climate systems;
  - (c) demonstrate high levels of energy-efficiency ~~and provide a comfortable internal environment.~~

- 20 Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.
- 21 Exterior lighting should:
- (a) be integrated with the overall design concept for buildings;
  - (b) highlight the development’s architectural elements, landscaping and public art;
  - (c) enhance the pedestrian environment;
  - (d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.
- 22 Development should consolidate and minimise the number of vehicle access points onto Unley Road, and where possible access points should be:
- (a) from side streets (including rear lane access);
  - (b) shared between developments.
- 23 Vehicle access points on side streets and rear access ways should be located and designed to:
- (a) avoid non-residential activity usage adjacent to residential zones;
  - (b) minimise the impacts of headlight glare and noise on nearby residents;
  - (c) avoid excessive traffic flows into residential streets.

**Building Envelope**

*Building Height*

- 24 Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with those shown on *Concept Plan Map Un/X Connections and Key Areas and Concept Plan Map Un/X Indicative Building Heights* and the following parameters:

<b>Key Areas</b>	<b>Minimum building height</b>	<b>Maximum building height</b>
West (Unley Road)	<u>11.5 metres and 3 storeys</u>	32.5 metres and 9 storeys <u>north of Arthur Street</u> <u>25.5 metres and 7 storeys south of Arthur Street</u> <u>30.5 metres and 11 storeys</u>
Residential (Morningson Road, Thomas Street and Beech Avenue)	<u>7.0 metres and 2 storeys</u>	18.5 metres and 5 storeys
East (Unley Road)	<u>11.5 metres and 3 storeys</u>	18.5 metres and 5 storeys
Community (Oxford Terrace, Edmund Avenue and Rugby	<u>4.5 metres and 1 storey</u>	<u>11.5 metres and 3 storeys</u>

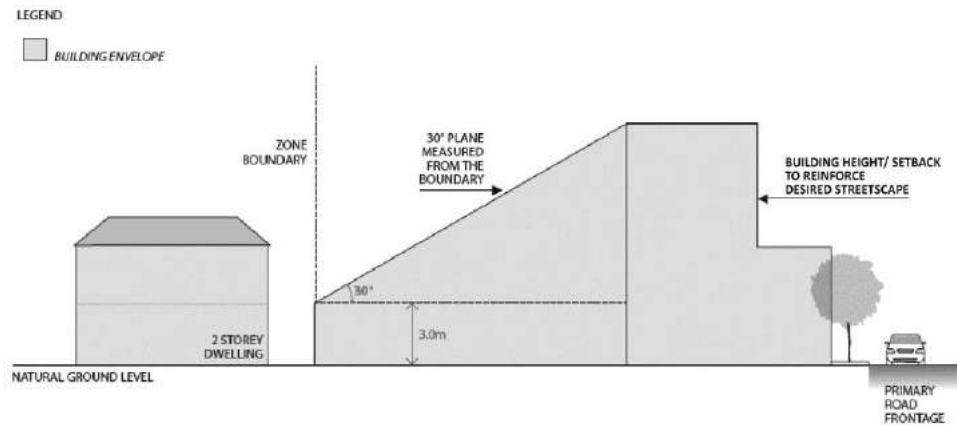
Key Areas	Minimum building height	Maximum building height
Street)		18.5 metres and 5 storeys

25 Except where for residential uses, the ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

*Interface Height*

26 To minimise building massing and over shadowing impacts on development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1.

Figure 1



27 To minimise building massing and overshadowing impacts on development outside of the zone, where the zone boundary is on the north facing boundary of a site, buildings should be constructed within a building envelope provided by a 40 degree plane, measured from a height of 2 metres above natural ground level at the zone boundary, providing a reasonable outlook and articulation of mass is presented to the adjoining residential property.

28 Where allotments have rear or side boundaries adjoining residential zones:

- (a) new development should not be sited on the rear boundary;
- (b) the rear boundary should be fenced;
- (c) a 2 metre wide irrigated landscape buffer, incorporating ground covers, shrubs, and trees with an expected mature height of at least 6 metres, should be established along the rear boundary to minimise visual intrusion into the adjoining residential area.

**Setbacks from Road Frontages and Public Open Spaces**

29 Buildings (excluding verandas, porticos and the like) should be setback from the primary road frontage (exclusive of any land required under the Metropolitan Road Widening Act) and public open spaces:

- (a) relative to the nature, character and scale of development in Key Areas and to Landmarks designated on Concept Plan Map Un/X Connections & Key Areas;
- (b) to provide:

- (i) a human scale at ground level;
  - (ii) distinctive places and spaces;
  - (iv) pedestrian active forecourts;
  - (v) a landscaped amenity;
  - (vi) a sense of enclosure while maintaining access to sunlight;
- (c) to minimise:
- (i) overshadowing of adjacent residential areas and ground level public open spaces;
  - (ii) the effect of building mass on adjacent residential areas and ground level public open spaces;
  - (iii) enclosure of ground level public open space by being a minimum of 5 metres, and within a building envelope provided by a 55 degree plane measured from natural ground level, from the outer edge of that ground level public open space;
- d) for perimeter and side street residential road frontages, a minimum of 5.0 metres; except to Beech Street a minimum of 3.0 metres up to 11.5 metres and 6.0 metres up to 18.5 metres height; and otherwise within a building envelope provided by a 30 degree plane, measured from a height of 3.0 metres above natural ground level at the zone boundary (road centre-line);
- e) for primary commercial and community road frontages, generally 0.0 metres up to 11.5 metres height, except for Unley Road south of Arthur Street and Oxford Terrace where it should be 5.0 metres and for Arthur Street where it should be 3.0 metres on the southern side and northern side west of Unley Road fronting properties, with an additional 3.0 metres above the lower levels podium façades up to 25.5 metres streetwall, with a further 5.0 metres beyond 25.5 metres up to 32.5 metres and thereafter twice any greater building height;
- (f) in accordance with Concept Plan Map Un/X Indicative Building Heights and Concept Plan Map Un/X Ground Level Setbacks the following parameters for Designated Areas:

Designated Area	Up to 2 storeys (or 8.0 metres) Maximum height of 7.0 metres and 2 storey	Up to 3 storeys (or 11.5 metres) Maximum height of 11.5 metres and 3 storey	Up to 5 storeys (or 18.5 metres) Maximum height of 18.5 metres and 5 storey	Up to 8 storeys (or 29.0 metres) OR Maximum height of 25.5 metres and 7 storey	Up to 11 storeys (or 39.5 metres) OR Maximum height of 32.5 metres and 9 storey
Unley Road between Arthur Street and Soldiers Memorial Gardens / Oxford Terrace and Edmund Avenue	5 metres	5 metres	8 metres	8 metres	13 metres*
Unley Road (remainder)	0 metres	0 metres	3 metres	3 metres	8 metres*
Arthur Street northern side up to 50 metres from Unley Road alignment	0 metres	0 metres	3 metres	3 metres	8 metres*

Designated Area	Up to 2 storeys (or 8.0 metres)  Maximum height of 7.0 metres and 2 storey	Up to 3 storeys (or 11.5 metres)  Maximum height of 11.5 metres and 3 storey	Up to 5 storeys (or 18.5 metres)  Maximum height of 18.5 metres and 5 storey	Up to 8 storeys (or 29.0 metres)  OR Maximum height of 25.5 metres and 7 storey	Up to 11 storeys (or 39.5 metres)  OR Maximum height of 32.5 metres and 9 storey
Arthur Street – northern side west of 50 metres from Unley Road alignment	3 metres	6 metres	6 metres	15.6 metres	15.11 metres*
Arthur Street – southern side	3 metres	3 metres	6 metres	6 metres	11 metres*
Oxford Terrace up to 50 metres from Unley Road alignment	0 metres	0 metres	3 metres*	3	8
Oxford Terrace from 50 metres from Unley Road alignment	0 metres	3 metres	3 metres	6 metres*	8
Beech Avenue	3 metres	3 metres	6 metres*		
Birdwood Avenue	5 metres	15 metres	15 metres	30 metres	45 metres*
Mornington Road	5 metres	15 metres	15 metres	30 metres	45 metres*
Thomas Street	5 metres	15 metres	15 metres* (20 metres for height between 15.0 and 18.5 metres)		
Edmund Avenue up to 55 metres from Unley Road alignment	5 metres	15 metres*			
Edmund Avenue from 55 metres from Unley Road alignment	5 metres* (maximum height of 4.5 metres and 4 storey)				
Rugby Street	5 metres (maximum height of 4.5 metres and 4 storey)	15 metres OR 45 metres	15 metres* OR 50 metres*		



Designated Area	Up to 2 storeys (or 8.0 metres) Maximum height of 7.0 metres and 2 storey	Up to 3 storeys (or 11.5 metres) Maximum height of 11.5 metres and 3 storey	Up to 5 storeys (or 18.5 metres) Maximum height of 18.5 metres and 5 storey	Up to 8 storeys (or 29.0 metres) OR Maximum height of 25.5 metres and 7 storey	Up to 14 storeys (or 39.5 metres) OR Maximum height of 32.5 metres and 9 storey
Mary Street up to 35 metres from Unley Road alignment	0 metres	0 metres	3 metres	3 metres	8 metres*
Mary Street from 35 metres from Unley road alignment	5 metres	15 metres	15 metres	30 metres	45/30 metres*
Marion Street	0 metres	0 metres	3 metres	3 metres	8 metres*
Frederick Street up to 55 metres from Unley Road alignment	0 metres	0 metres	3 metres*	3-	8-
Frederick Street from 55 metres from Unley road alignment	5 metres	15 metres	15 metres*	30-	45-
Soldiers Memorial Park outer boundary	5 metres	5 metres	10/5 metres	30/15 metres	30/25 metres*
Village Green outer boundary	5 metres	5 metres	10 metres	15 metres*	-

\* - maximum height for applicable area - any justified variation of additional height in the particular site circumstances should be setback an additional distance twice the additional height.

**Other Setbacks (Side and Rear)**

- 30 Buildings (excluding verandas, porticos and the like) should have side and rear setbacks to:
- (a) provide for separation and reasonable soft screening from development to the rear;
  - (b) create continuous active building frontages to Unley Road and proximate portions of side streets;
  - (c) create separation and articulation of larger building mass along commercial side streets;
  - (d) minimise the effect of building mass on adjacent residential areas and public open spaces;
  - (e) be in accordance with the following parameters:

Road/Street	Minimum setback from rear allotment boundary	Minimum setback from side allotment boundary (where not on a road boundary)
Unley Road	5 metres where the subject land abuts an allotment in a different zone	0 metres
Mary Street	3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	3 metres where the subject land abuts an allotment in a different zone
Marion Street		
Frederick Street		
<del>Oxford Terrace (northern side, western end)</del>		
Arthur Street		
Arthur Street and Oxford Terrace ( <del>northern side, eastern end; southern side</del> )	5 metres where the subject land abuts an allotment in a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	For allotments with a frontage width of: 20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary More than 20 metres: 3 metres 3 metres where the subject land abuts an allotment in a different zone
Beech Avenue	5 metres	For allotments with a frontage width of :
Birdwood Avenue		20 metres or less: no minimum to one side boundary but at least 3 metres to the other side boundary
Mornington Road		More than 20 metres: 3 metres
Thomas Street		3 metres where the subject land abuts an allotment in a different zone
Edmund Avenue		
Rugby Street		

### Vehicle Parking

- 31 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5 - Off Street Vehicle Parking Requirements](#) or [Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

### Land Division

- 32 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

## PROCEDURAL MATTERS

### Complying Development

- 33 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) and [Table Un/4](#):
  - (i) those kinds of development listed in [Table Un/7](#);
  - (ii) advertisement.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
  - (i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;
  - (ii) the building is not a State heritage place;
  - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop);
      - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
    - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development;
  - (v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
    - (A) the primary vehicle access (being the access where the majority of vehicles access/egress the site of the proposed development) is from a road that is not an arterial road;
    - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
  - (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5](#) - Off Street Vehicle Parking Requirements or the desired minimum in rate in [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
    - (A) the building is a local heritage place;
    - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any

subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved;

- (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

34 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the District Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Detached Dwelling  
Industry, **except service industry and light industry**  
Transmitting Station above 30 metres in height.

### Public Notification

35 All kinds of development are assigned as **Category 1 Development** in the District Centre Zone, except:

- (a) where the development meets **any** of the following criteria:
- (i) the proposed development **includes the following land use(s) within** 60 metres or less from a residential zone boundary;
    - (a) **entertainment venue; or**
    - (b) **indoor games centre; or**
    - (c) **industry; or**
    - (d) **hotel; or**
    - (e) **motor repair station;**
  - (ii) **any proposed building:**
    - (a) **is three stories or more, or 11.5 metres or more, in height above natural ground level; or**
    - (b) **is located within 5 metres of a residential site in a residential zone; or**
    - (c) **exceeds building envelope or provides setbacks less than designated in principles of development control ~~26 to 30~~; or**
    - (d) **exceeds ~~overall~~ the maximum building heights as designated on *Concept Plan Map Un/X Indicative Building Heights* or as designated in principles of development control ~~24 and 29~~;**
  - (iii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and

- (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
- (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

## District Centre Zone (Final)

Black text denotes SA Planning Policy Library (SAPPL) and/or current District Centre Zone policies.

Blue text indicates policies from the SAPPL Urban Corridor Zone template.

Green text indicates additional proposed local policies.

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Refer to [Map Un/5](#) that relates to this zone.

### OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 A centre accommodating medium to high-density residential development in conjunction with non-residential development.
- 4 A mix of land uses that enable people to work, shop and access a range of services close to home.
- 5 Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.
- 6 A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.
- 7 Ground and lower floor level uses that create active and vibrant streets with only residential development along peripheral local streets.
- 8 A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.
- 9 The retention and enhancement of important existing ground level public open space areas, and their landscaping, vistas and open connections via street frontages and key pedestrian access links.
- 10 Noise and air quality impacts mitigated through appropriate separation of land uses, building design and orientation.
- 11 A high quality contemporary built form promoting medium to high rise development while addressing internal and external amenity issues.
- 12 Development that contributes to the desired character of the zone.

## **DESIRED CHARACTER**

### **Land Use**

The zone will function as the dominant mixed use centre within the Council area and will contain an integrated mix of retail, office, commercial, civic, recreational, community and residential land uses in accordance with the nature of the areas designated in *Concept Plan Map Un/X – Connections & Key Areas*. Mixed use developments will be supported on both sides of Unley Road and comprise non-residential development in association with medium to high density residential living, and medium density residential development to peripheral local residential streets.

Retail developments, including specialty shops and cafes with narrow frontages that promote greater pedestrian activity and shopping variety for visitors, will be the focus of land use at ground level. Above ground level, business uses such as offices, consulting rooms, gyms and other commercial land uses, as well as residential uses, will be developed. The development of large floor plate retailing will be focussed on the western side of Unley Road, and will be 'sleeved' by smaller specialty shops in order to provide a 'high street' village character and vibrancy similar to other frontages along the eastern side of Unley Road, Arthur Street and Oxford Terrace.

Outdoor dining, which is complementary to existing businesses, is encouraged along Unley Road frontages and, on corner sites, may extend into side streets if it can be accommodated without disruption to convenient and safe pedestrian and vehicular movements. Opportunities to create upper level outdoor dining spaces which overlook Unley Road, Oxford Terrace, Arthur Street or open spaces will be encouraged where they contribute to the vibrancy of the area.

Development which incorporates a significant residential component (more than 20 dwellings) will provide a range of dwelling sizes and a minimum of 15 per cent affordable housing suitable for a range of ages and lifestyles. Short term residential accommodation, in the form of serviced apartments and tourist accommodation, is also desired as part of the overall mix of accommodation in the zone.

Entertainment venues, such as cinemas, theatres, small bars and small live entertainment venues, are envisaged within the zone. Larger venues which offer night-time entertainment may also be appropriate. All such venues will be suitably designed and separated/buffered from residential development, including in adjacent residential zones, to ensure an appropriate level of amenity is provided.

### **Design / Built Form**

New buildings will be recognised for their design excellence. A range of building heights is anticipated within the zone, with sensitive consideration of transitional arrangements at the street frontages, to open space and zone interfaces as depicted on *Concept Plan Map Un/X – Indicative Building Heights* to promote a human-scale streetscape.

The scale and massing of taller building elements within the zone will be designed to maximise access to natural light to these buildings and avoid large uniform building bulk and mass. Building designs will carefully manage overlooking and overshadowing impacts on residential land uses and private and public open spaces, both within the zone and in adjacent residential zones. Development in proximity to a State or Local Heritage Place will maintain key public vistas, an appropriate curtilage and a suitable setting to the Heritage Place, including in relation to building height.

The character of street frontages will be reinforced by a well-defined low to medium scale built form edge, continuing the established width, rhythm and pattern of facades with narrow shop fronts, raised stall-board window displays, feature parapets, pediments, detailing and protruding canopies that generally support a variety of tenancies with narrow frontages along Unley Road and continuous active side street frontages. In areas of longer commercial side streets away from Unley Road, and residential street frontages, buildings will have side setbacks, scale and articulation to reflect their differing nature.

Varied ground level setbacks will be provided, as depicted on *Concept Plan Map Un/X Ground Level Setbacks*, to create a reflection of the Unley Road heritage churches setting and distinguish the core of the

precinct, provide an adequate sense of space in narrow streets and allow room for outdoor pedestrian activated places along key road frontages, public open spaces and areas of interest.

To maintain the character and a human-scale at street level, the upper levels of buildings will be recessed behind the dominant 2 and 3 storey podium/street wall heights. Upper level setbacks will be increased progressively and variably to reflect the desired nature, features and scale of the respective road corridors, opposite street frontages and an openness and sunlight access for public spaces.

These buildings will establish an interesting pedestrian environment and human-scale at ground and lower levels, through building setbacks as designated in *Concept Plan Map Un/X – Indicative Building Heights* and *Concept Plan Map Un/X Ground Level Setbacks*, articulation and fenestration, verandas, balconies, canopies and landscaping.

Small allotments will not fully realise potential development opportunities unless amalgamated to create sites of sufficient size, in the order of 35 metres street frontage, to allow for efficient and functional on-site vehicle parking, waste and servicing and appropriate building envelopes, setbacks and design.

Well-designed landscaping integrated with the building design (including roof top gardens and green walls) will assist to visually soften large building façades, screen and buffer parking/service areas/zone interface areas, and provide amenity, biodiversity and micro-climate benefits.

The potential for buildings within the zone to penetrate the Adelaide International Airport Obstacle Surface Limitation exists. It is essential that development within the zone not impede the long-term operational, safety and commercial aviation requirements of the Adelaide International Airport.

### **Movement Networks and Parking**

The zone will be characterised by permeable pedestrian access networks (in private or public ownership) of appropriate widths, flanked by speciality shops and cafes to provide street interest at ground and lower levels and promotion of crime prevention through environmental design principles. These networks, as designated in *Concept Plan Map Un/X – Connections & Key Areas*, will provide integrated linkages to adjacent activity nodes, public transport stops and public spaces. Access for people with disabilities, signage, seating, shade and street lighting will be provided along key walking routes between activity nodes and to service public transport stops.

Development on public and private land will consider the needs of cyclists, in terms of providing secure bicycle parking and storage facilities and creating linkages through the zone which can be shared safely by both pedestrians and cyclists. Larger scale commercial developments will also provide appropriate end of journey facilities such as showers and change rooms.

The function of Unley Road as a peak hour major transport corridor will be recognised by consolidating and minimising vehicle access points and providing vehicular access to developments from secondary road frontages and rear integrated access ways where possible. This function will be balanced with the need to primarily calm traffic, provide convenient and safe pedestrian and cycle crossings and other attributes as an active people place. The creation of new vehicle access points from Unley Road is not desired. Parking areas will be consolidated, shared and screened from the street or public spaces.

### **Open Space**

Open space will be considered as an integral part of development of the zone with its ability to improve the liveability, amenity and sustainability of the area. Existing key areas of ground level public open space, the Soldiers Memorial Gardens and the informal 'Village Green' (albeit in a potentially enlarged form), are to be retained and enhanced while maintaining wide openings and vistas to street frontages and connections via key pedestrian links.

With increased residential densities within the zone, opportunities to increase the overall amount of outdoor and green space will be pursued through innovative measures such as plazas, forecourts, green walls and publicly accessible or communal roof top gardens. Any upgrading of Oxford Terrace will provide improved accessibility to the open space facilities at Unley Oval and the Village Green.

## Environmental Design

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater, and environmentally sustainable design for reduction in energy consumption through passive design, construction and operation is envisaged with development.

Green infrastructure elements, including vegetation in streetscapes, green roofs, green walls, green facades and rain gardens, will be established. Some of the benefits of successfully establishing and maintaining these elements will be improved liveability and amenity for residents, workers and visitors, reduced urban heat island effects and energy requirements, and re-use of water on-site. Green roofs can also provide additional open space for residents and the opportunity for food or other gardens.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the zone:

- affordable housing
- aged persons' accommodation
- bank
- child care centre
- civic centre
- community centre
- consulting room
- discount department store
- dwelling
- educational establishment
- emergency services facility
- entertainment venue
- health facility
- hospital
- hotel
- indoor games centre
- library
- licensed premises
- motor repair station
- office
- place of worship
- pre-school
- primary school
- recreation area/facility
- residential flat building
- retirement village
- restaurant
- service industry
- shop
- small bar and live music venues
- supermarket
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Development comprising a variety of medium to high-density residential (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential activity within the zone through separation, building design or orientation.



**Form and Character**

- 4 The Key Areas designated on *Concept Plan Map Un/X Connections & Key Areas* should have a scale of development and range of functions and land uses as designated below:

Key Areas	Scale of development	Functions and land use
<b>West (Unley Road)</b>	Large scale development and building floor areas, with larger development sleeved with small premises to street frontages at ground level	Shop, showroom, entertainment venue, licensed premise, restaurant/cafe, office, consulting room and the like land uses with residential above  Reinforcement and enhancement of the ‘Soldiers Memorial Garden’ as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.
<b>Residential -</b> Morningside Road, Thomas Street and Beech Avenue	Smaller scale development respecting the context and nature of development opposite and providing an attractive street frontage	Residential development and building forms
<b>East (Unley Road)</b>	Modest scale development and small individual premises to street frontages at ground level	Shop, restaurant/cafe, office, consulting room and the like land uses at ground and lower levels, with residential above
<b>Community -</b> Oxford Terrace, Edmund Avenue and Rugby Street	Modest scale development with smaller premises with direct access to street frontages at ground level	Community centre, library, educational establishment, places of worship, office, consulting room, complementary small retail/cafe and like land uses with residential above, except south of Oxford Terrace  Retention (potentially in an enlarged form) and enhancement of the ‘Village Green’ as key ground level public open space with wide openings and vistas to street frontages and connected via key pedestrian links.

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Residential development should achieve a minimum net residential site density of 75 dwellings per hectare.
- 7 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining roads, **public places and open space**.
- 8 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.

- 9 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.
- 10 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.
- 11 Dwellings should be located only behind or above non-residential uses on the same allotment, other than where in a solely residential development in the Residential Key Area illustrated in *Concept Plan Map Un/X Connections & Key Areas* or where fronting peripheral local residential streets.
- 12 Development should occur in accordance with *Concept Plan Maps Un/X, X and X*.

### **Design and Appearance**

- 13 New development should achieve high design quality by being:
  - (a) Contextual – so that it responds to its surroundings, recognises and carefully considers the adjacent built form, and positively contributes to the character of the immediate area;
  - (b) Durable – by being fit for purpose, adaptable and long lasting, and carefully considers the existing development around it;
  - (c) Inclusive – by integrating landscape design to optimize pedestrian and cyclist usability, privacy, and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimize security and safety both internally and into the public realm, for occupants and visitors alike;
  - (d) Sustainable – by integrating sustainable systems into new buildings and the surrounding landscape design to improve environmental performance and amenity for occupants.
- 14 Buildings should achieve a high design quality that reinforces their importance by:
  - (a) the use of high quality materials and finishes;
  - (b) providing a high degree of visual interest through articulation, avoiding any large blank facades, or incorporating other such design features;
  - (c) ensuring lower levels are well integrated with, and contribute to a vibrant public realm; and
  - (d) ensuring any ground and first floor level car parking elements are sleeved by residential or non-residential land uses (such as shops, offices and consulting rooms) to ensure an activated street frontage.
- 15 Buildings should be designed to include a podium/street wall height and upper level setbacks that:
  - (a) relates to the scale and context of adjoining built form;
  - (b) provides a human scale at street level;
  - (c) creates a well-defined and continuity of frontage;
  - (d) gives emphasis and definition to street corners to clearly define the street grid;
  - (e) contributes to the interest, vitality and security of the pedestrian environment;

- (f) maintains a sense of openness to the sky for pedestrians and brings daylight to the street; and
  - (g) achieves pedestrian comfort by minimising micro climatic impacts (particularly shade/shelter, wind tunnelling and downward drafts).
- 16 Development that may justify variation in the local context from relevant quantitative policy provisions should demonstrate a significantly higher standard of design outcome in relation to qualitative policy provisions including building design, pedestrian and cyclist amenity, activation, environmental design and public realm and streetscape contribution.
- 17 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in form, materials, openings and colours.
- 18 Buildings should be designed and sited to:
- (a) address the primary facing public road;
  - (b) face other public thoroughfares (other than rear laneways) and open spaces;
  - (c) enable suitable sunlight access to public and communal private open space;
  - (d) enable suitable sunlight access to habitable room windows of dwellings.
- 19 Development affecting State and Local Heritage Places, including landmark church, civic and community places, and public open spaces, should result in:
- (a) maintenance of key public vistas;
  - (b) retention of an appropriate curtilage;
  - (c) provision of a suitable setting for Heritage Places, which may be wider than the curtilage.
- 20 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.
- 21 Key pedestrian links of appropriate widths should be established through the zone and major development areas in accordance with *Concept Plan Map Un/X Connections & Key Areas* to provide:
- (a) convenient and safe crossing of roads;
  - (b) convenient access to public transport stops and open spaces;
  - (c) opportunities to stop and experience the place (i.e. at roadways, path junctions, key activity nodes, open spaces and points of interest).
- 22 Development at the pedestrian level should:
- (a) create active frontages by avoiding blank walls along pedestrian paths by incorporating narrow frontage shops and their entry points;
  - (b) use design elements including, but not limited to, varying building heights, articulated wall treatments, changes in façade plane, large windows, awnings, canopies, marquees, and prominent pedestrian entrances to highlight building corners;
  - (c) integrate weather protection systems including awnings, canopies, pergolas, marquees and/or landscaping to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the external public footpath and internal circulation pedestrian environments;

- (d) define public places, such as road reserves and open space, with continuous and solid-built form thereby creating and maintaining a sense of urban enclosure;
  - (e) orient building elements such as main entries, lobbies, windows, and balconies to face streets, public parks, plazas, open spaces and pedestrian and cycle paths;
  - (f) develop visual and physical connections into buildings and active interior space from adjacent pedestrian paths;
  - (g) create active plaza, promenade, outdoor dining, display, entertainment, seating spaces within the prescribed ground level road frontage setbacks along Unley Road and the Soldiers Memorial Gardens;
  - (h) include lit water features, significant trees, landmark buildings and/or public art to enhance the public area.
- 23 Development should:
- (a) include verandas, wide eaves, breezeways and pergolas to minimise energy consumption used for lighting, heating, cooling and ventilation;
  - (b) incorporate good passive building design to optimise climate comfort within buildings and minimise use of mechanical climate systems;
  - (c) demonstrate high levels of energy-efficiency.
- 24 Development should include artist-designed elements utilising local materials and local imagery which acknowledge surroundings, provides a unique sense of place, reflects cultural identity and generates a sense of community pride.
- 25 Exterior lighting should:
- (a) be integrated with the overall design concept for buildings;
  - (b) highlight the development's architectural elements, landscaping and public art;
  - (c) enhance the pedestrian environment;
  - (d) include the use of integrated identification advertisements, and pedestrian oriented night-lighting systems that offer safety, interest, and diversity to pedestrians.
- 26 Development should consolidate and minimise the number of vehicle access points onto Unley Road, and where possible access points should be:
- (a) from side streets (including rear lane access);
  - (b) shared between developments.
- 27 Vehicle access points on side streets and rear access ways should be located and designed to:
- (a) avoid non-residential activity usage adjacent to residential zones;
  - (b) minimise the impacts of headlight glare and noise on nearby residents;
  - (c) avoid excessive traffic flows into residential streets.

**Building Envelope**

*Building Height*

28 Except where airport building height restrictions prevail or the interface height provisions require a lesser height, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with those shown on *Concept Plan Map Un/X Connections and Key Areas* and *Concept Plan Map Un/X Indicative Building Heights* and the following parameters:

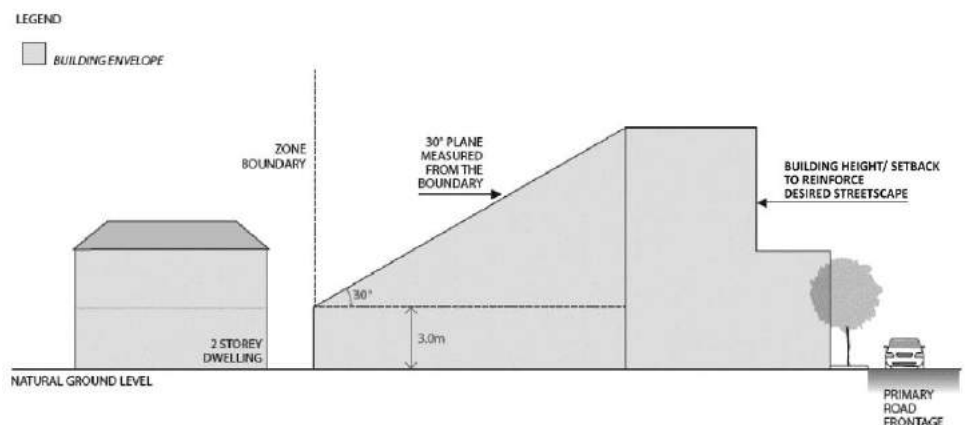
Key Areas	Minimum building height	Maximum building height
West (Unley Road)	11.5 metres and 3 storeys	32.5 metres and 9 storeys north of Arthur Street 25.5 metres and 7 storeys south of Arthur Street
Residential (Morningson Road, Thomas Street and Beech Avenue)	7.0 metres and 2 storeys	18.5 metres and 5 storeys
East (Unley Road)	11.5 metres and 3 storeys	18.5 metres and 5 storeys
Community (Oxford Terrace, Edmund Avenue and Rugby Street)	4.5 metres and 1 storey	11.5 metres and 3 storeys

29 Except where for residential uses, the ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 3.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

*Interface Height*

30 To minimise building massing and over shadowing impacts on development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above natural ground level at the zone boundary (except where this boundary is a primary road frontage), as illustrated in Figure 1.

Figure 1



31 To minimise building massing impacts on development outside of the zone, where the zone boundary is on the north facing boundary of a site, buildings should be constructed within a building envelope provided by a 40 degree plane, measured from a height of 2 metres above natural ground level at the

zone boundary, providing a reasonable outlook and articulation of mass is presented to the adjoining residential property.

32 Where allotments have rear or side boundaries adjoining residential zones:

- (a) new development should not be sited on the boundary;
- (b) the boundary should be fenced;
- (c) a 2 metre wide irrigated landscape buffer, incorporating ground covers, shrubs, and trees with an expected mature height of 6 metres, should be established along the boundary to minimise visual intrusion into the adjoining residential area.

### **Setbacks from Road Frontages and Public Open Spaces**

33 Buildings (excluding verandas, porticos and the like) should be setback from the road frontage (exclusive of any land required under the Metropolitan Road Widening Act) and public open spaces:

- (a) relative to the nature, character and scale of development in Key Areas and to Landmarks designated on *Concept Plan Map Un/X Connections & Key Areas*;
- (b) to provide:
  - (i) a human scale at ground level;
  - (ii) distinctive places and spaces;
  - (iii) pedestrian active forecourts;
  - (iv) a landscaped amenity;
  - (v) a sense of enclosure while maintaining access to sunlight;
- (c) to minimise:
  - (i) overshadowing of adjacent residential areas and ground level public open spaces;
  - (ii) the effect of building mass on adjacent residential areas and ground level public open spaces;
  - (iii) enclosure of ground level public open space by being a minimum of 5 metres, and within a building envelope provided by a 55 degree plane measured from natural ground level, from the outer edge of that ground level public open space;
- d) for perimeter and side street residential road frontages, a minimum of 5.0 metres; except to Beech Street a minimum of 3.0 metres up to 11.5 metres and 6.0 metres up to 18.5 metres height; and otherwise within a building envelope provided by a 30 degree plane, measured from a height of 3.0 metres above natural ground level at the zone boundary (road centre-line);
- e) for primary commercial and community road frontages, generally 0.0 metres up to 11.5 metres height, except for Unley Road south of Arthur Street and Oxford Terrace where it should be 5.0 metres and for Arthur Street where it should be 3.0 metres on the southern side and northern side west of Unley Road fronting properties, with an additional 3.0 metres above the lower levels podium façades up to 25.5 metres streetwall, with a further 5.0 metres beyond 25.5 metres up to 32.5 metres and thereafter twice any greater building height;

- (f) in accordance with *Concept Plan Map Un/X Indicative Building Heights* and *Concept Plan Map Un/X Ground Level Setbacks*.

**Other Setbacks (Side and Rear)**

- 34 Buildings (excluding verandas, porticos and the like) should have side and rear setbacks to:
- (a) provide for separation and reasonable soft screening from development to the rear;
  - (b) create continuous active building frontages to Unley Road and proximate portions of side streets;
  - (c) create separation and articulation of larger building mass along commercial side streets;
  - (d) minimise the effect of building mass on adjacent residential areas and public open spaces;
  - (e) be in accordance with the following parameters:

Road/Street	Minimum setback from rear allotment boundary	Minimum setback from side allotment boundary (where not on a road boundary)
Unley Road Mary Street Marion Street Frederick Street Arthur Street	5 metres where the subject land abuts an allotment in a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	0 metres 3 metres where the subject land abuts an allotment in a different zone
Oxford Terrace	5 metres where the subject land abuts an allotment in a different zone 3 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land	For allotments with a frontage width of: 20 metres or less: no minimum to one boundary but at least 3 metres to the other side boundary More than 20 metres: 3 metres 3 metres where the subject land abuts an allotment in a different zone
Beech Avenue Birdwood Avenue Mornington Road Thomas Street Edmund Avenue Rugby Street	5 metres	For allotments with a frontage width of : 20 metres or less: no minimum to one side boundary but at least 3 metres to the other side boundary More than 20 metres: 3 metres 3 metres where the subject land abuts an allotment in a different zone

### **Vehicle Parking**

- 35 Vehicle parking should be provided in accordance with the rates set out in [Table Un/5](#) - Off Street Vehicle Parking Requirements or [Table Un/5A](#) - Off Street Vehicle Parking Requirements for Designated Areas (whichever applies).

### **Land Division**

- 36 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

## **PROCEDURAL MATTERS**

### **Complying Development**

- 37 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is non-complying) are complying:

- (a) subject to the conditions contained in [Table Un/1](#) - Conditions for Complying Development and other than in respect to a Heritage Place identified in [Table Un/3](#) and [Table Un/4](#):
  - (i) those kinds of development listed in [Table Un/7](#);
  - (ii) advertisement.
- (b) A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved:
  - (i) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;
  - (ii) the building is not a State heritage place;
  - (iii) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space;
  - (iv) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (A) or (B):
    - (A) all of the following:
      - (i) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop);
      - (ii) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
    - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any



subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development;

- (v) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (A) or (B):
  - (A) the primary vehicle access (being the access where the majority of vehicles access/egress the site of the proposed development) is from a road that is not an arterial road;
  - (B) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared;
- (vi) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Un/5 - Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table Un/5A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (A) the building is a local heritage place;
  - (B) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved;
  - (C) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### **Non-complying Development**

38 The following kinds of development (including combinations thereof, or more than one of a particular kind) are **non-complying** in the District Centre Zone, with the exception of alterations and additions to an existing building or structure on its existing site:

Detached Dwelling  
Industry, **except service industry and light industry**  
Transmitting Station above 30 metres in height.

### **Public Notification**

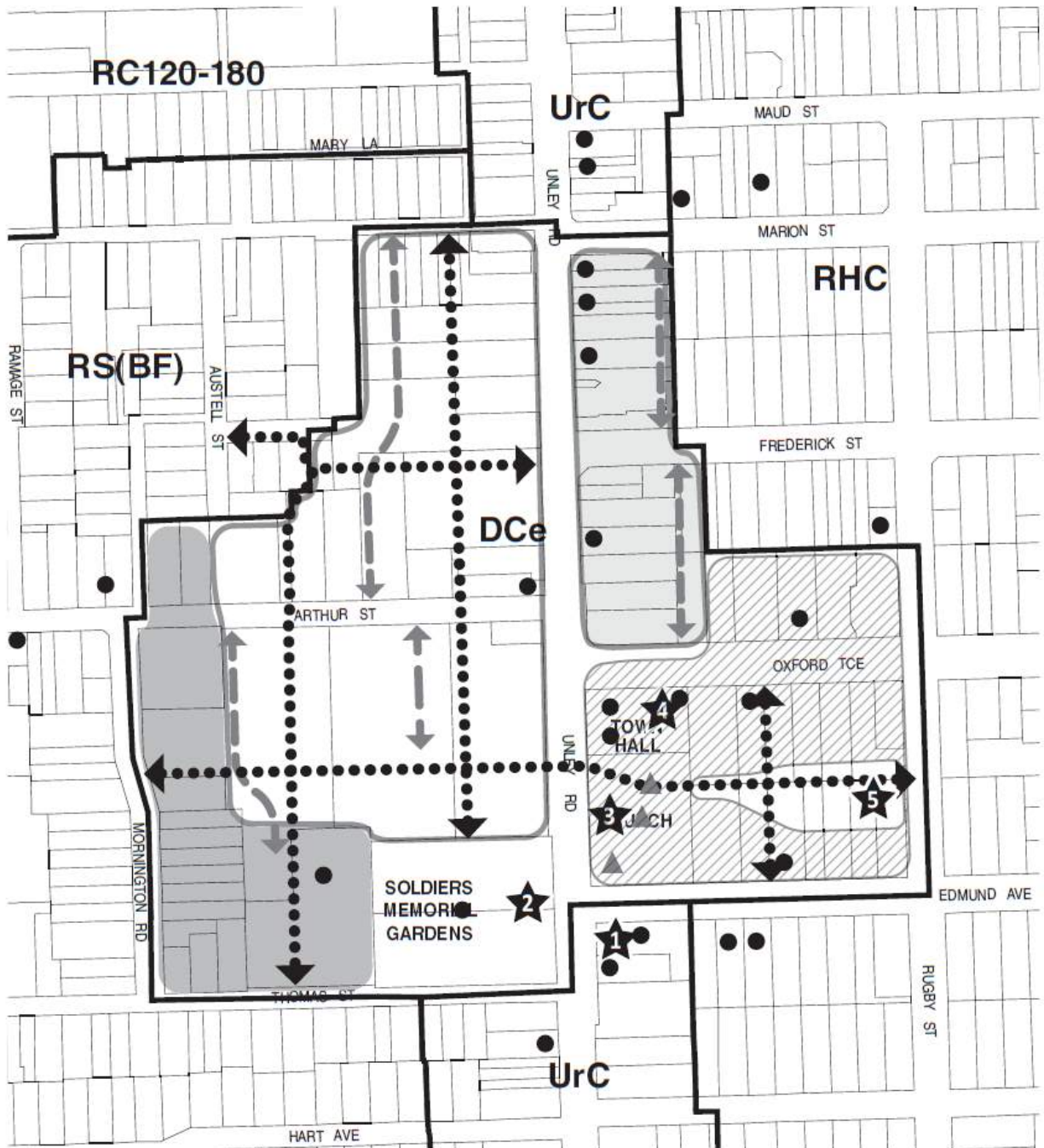
39 All kinds of development are assigned as **Category 1 Development** in the District Centre Zone, except:

- (a) where the development meets **any** of the following criteria:
  - (i) the proposed development **includes the following land use(s) within** 60 metres or less from a residential zone boundary:
    - (a) **entertainment venue; or**
    - (b) **indoor games centre; or**
    - (c) **industry; or**

- (d) hotel; or
- (e) motor repair station;
- (ii) any proposed building:
  - (a) is three stories or more, or 11.5 metres or more, in height above natural ground level; or
  - (b) is located within 5 metres of a residential site in a residential zone; or
  - (c) exceeds building envelope or provides setbacks less than designated in principles of development control; or
  - (d) exceeds ~~overall~~ the maximum building heights as designated on *Concept Plan Map Un/X Indicative Building Heights* or as designated in principles of development control;
- (iii) the development involves the demolition of a Local Heritage Place (other than demolition of any part of a Local Heritage Place not contributing to the heritage value of the Place);

in which case it is assigned as **Category 2 Development** (other than minor development as defined in Part 1 of [Table Un/8](#)); and

- (b) development involving the demolition of a State Heritage Place (other than demolition of any part of a State Heritage Place not contributing to the heritage value of the Place); and
- (c) non-complying development (other than minor non-complying development as defined in Part 1 of [Table Un/8](#)).

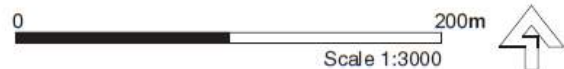


- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- DCe District Centre
- RC120 - 180 Residential C120 - 180
- UrC Urban Corridor

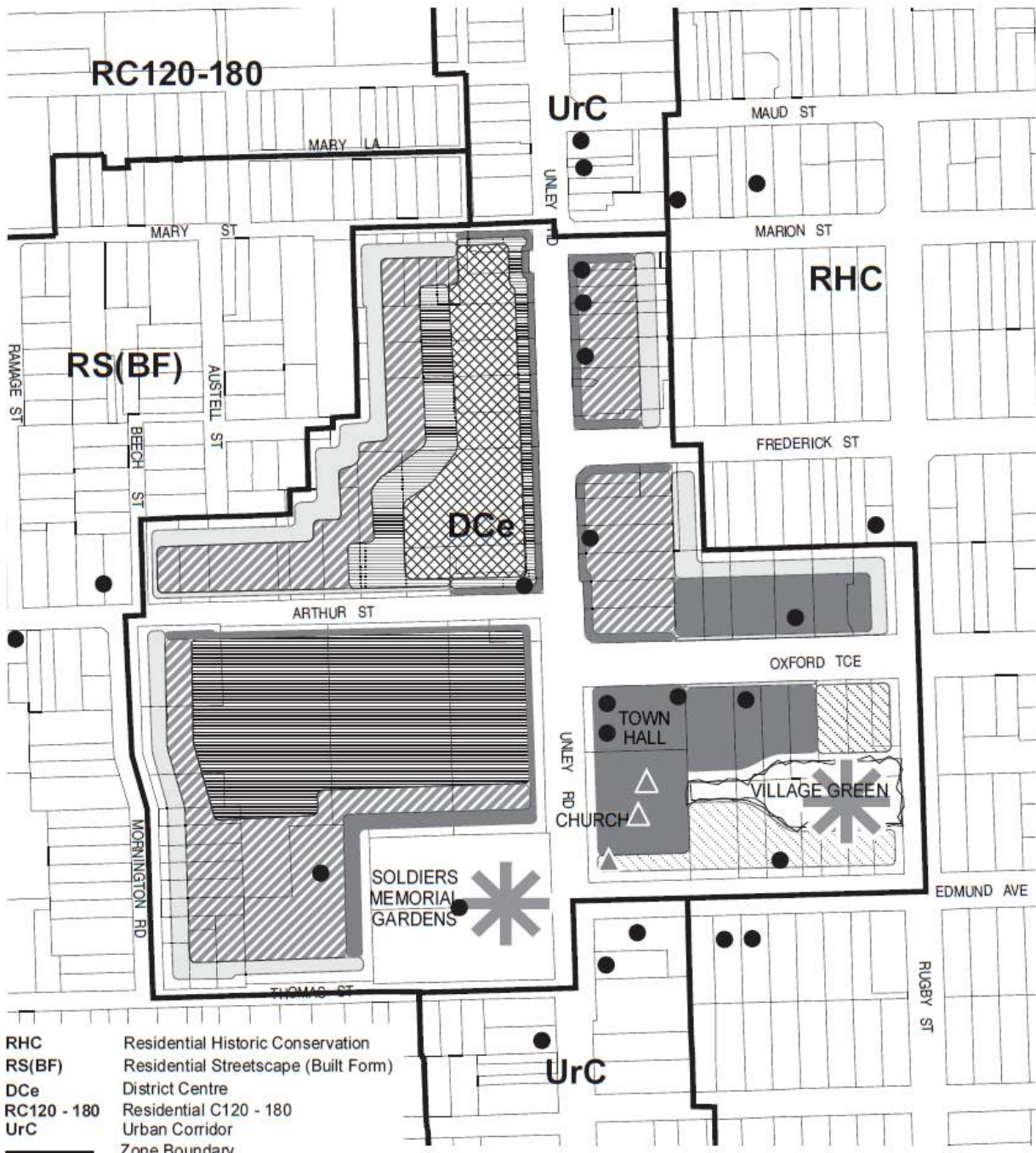
- Zone Boundary
- Residential - Residential land uses
- West (Unley Road) - Larger scale shops/commercial/entertainment/residential land uses
- East (Unley Road) - Modest scale shops/commercial/residential land uses
- Community - Civic/ community/ commercial/residential - except south of Oxford Terrace/Village Green land uses

- Desired Key Vehicle link
- Possible Pedestrian Link (Private/Public)
- State Heritage Place
- Local Heritage Place

- Landmarks**
- Unley Uniting Church
  - Soldiers Memorial Gardens
  - St Augustine's Anglican Churches/Hall
  - Unley Town Hall/Library
  - Village Green



## UNLEY (CITY) CONCEPT PLAN MAP CONNECTIONS & KEY AREAS



- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- DCe District Centre
- RC120 - 180 Residential C120 - 180
- UrC Urban Corridor
- Zone Boundary

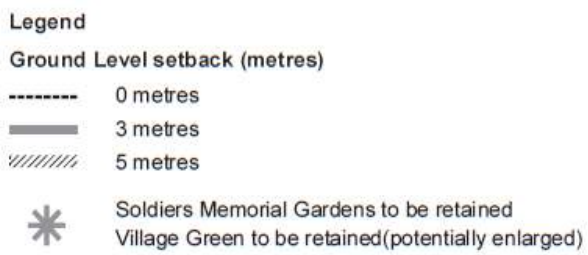
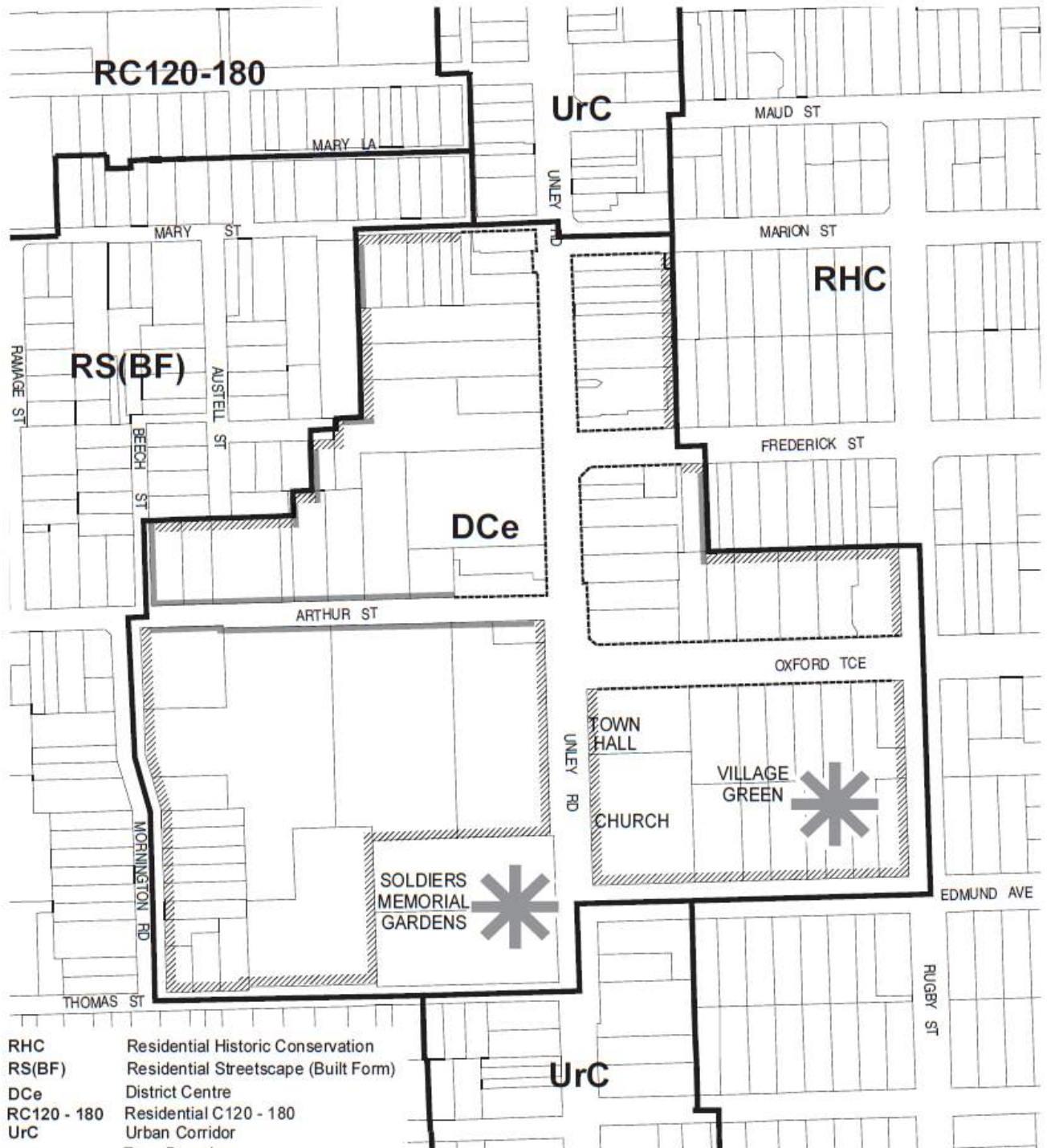
**Legend**

**Indicative Building Heights**

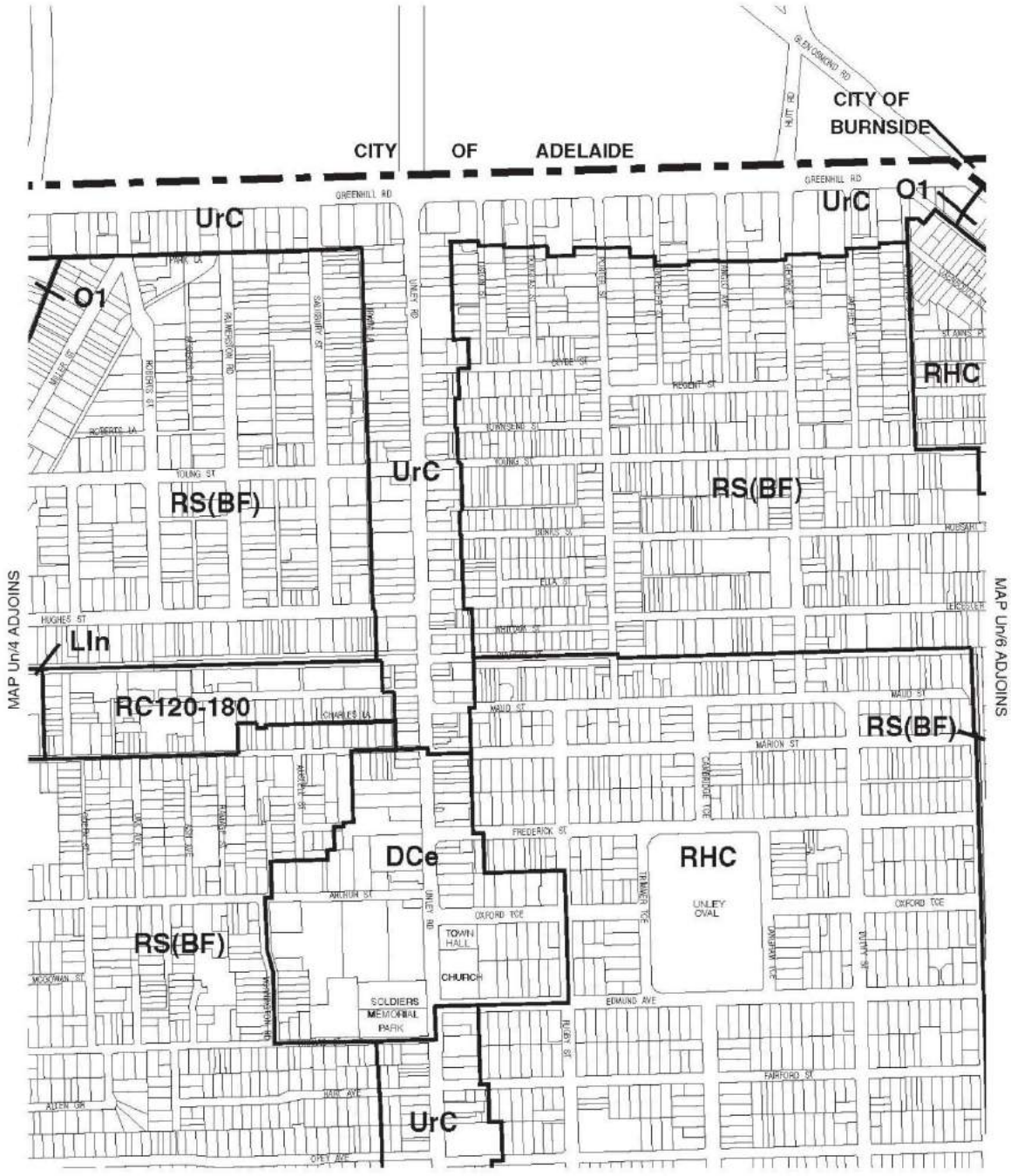
- 4.5 metres (1 storey)
- 7.0 metres (2 storeys)
- 11.5 metres (3 storeys)
- 18.5 metres (5 storeys)
- 25.5 metres (7 storeys)
- 32.5 metres (9 storeys)

- Soldiers Memorial Gardens to be retained
- Village Green to be retained (potentially enlarged)
- State Heritage Place
- Local Heritage Place

**UNLEY (CITY)  
 CONCEPT PLAN MAP  
 INDICATIVE BUILDING HEIGHTS**



**UNLEY (CITY)**  
**CONCEPT PLAN MAP**  
 GROUND LEVEL SETBACKS



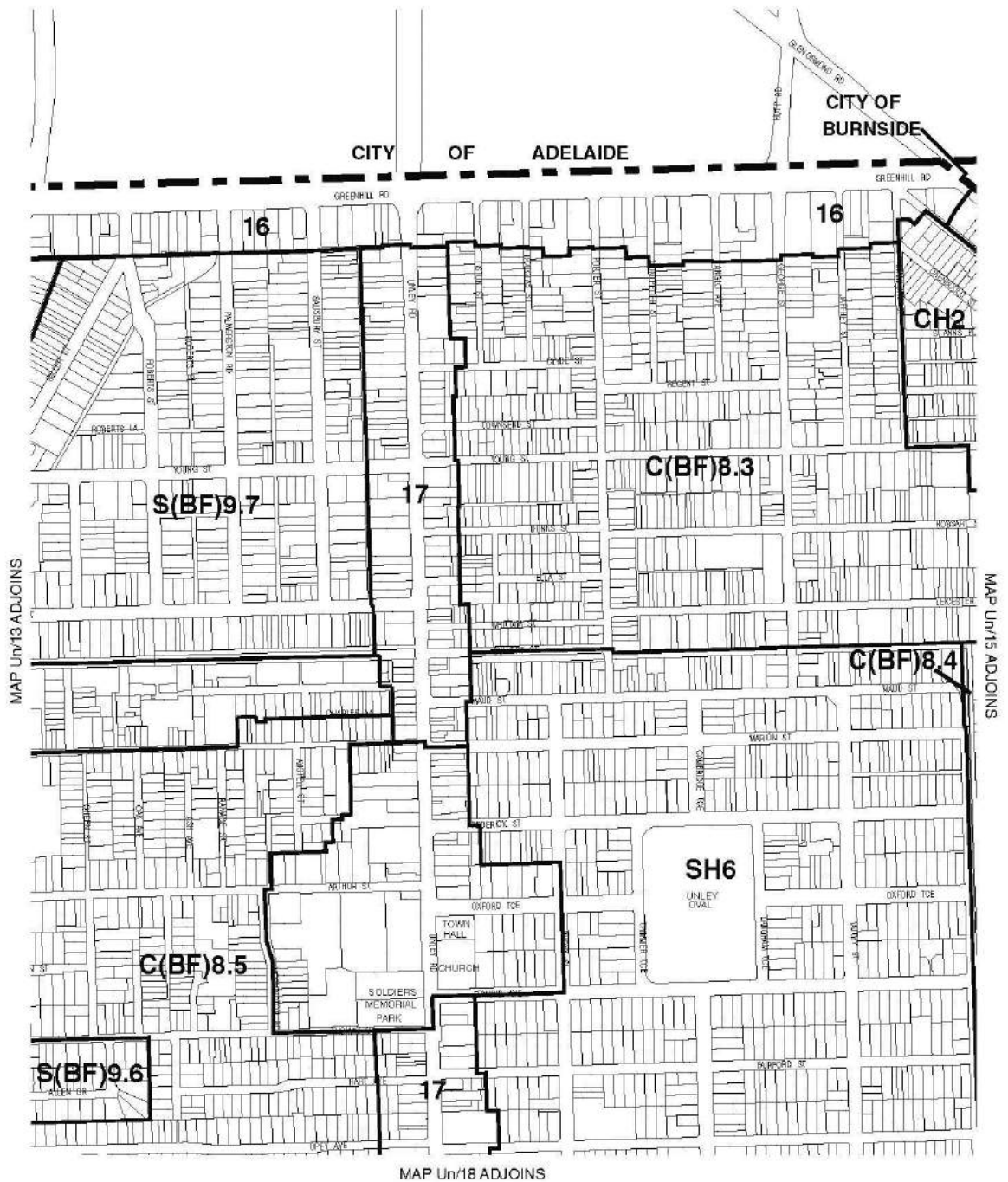
Note: For Policy Areas See Map Un/14

- RHC Residential Historic Conservation
- RS(BF) Residential Streetscape (Built Form)
- DCe District Centre
- LIn Light Industry
- O1 Office 1
- RC120 - 180 Residential C120 - 180
- UrC Urban Corridor

- Zone Boundary
- Development Plan Boundary



**UNLEY (CITY)  
 ZONES  
 MAP Un/5**



<b>CH2</b>	Policy Area 2 - Compact Historic Parkside St. Ann's Estate
<b>SH6</b>	Policy Area 6 - Spacious Historic Unley and Malvern Trimmer Estate
<b>C(BF)8.3</b>	Policy Area 8 - Compact (Built Form) Precinct 8.3
<b>C(BF)8.4</b>	Policy Area 8 - Compact (Built Form) Precinct 8.4
<b>C(BF)8.5</b>	Policy Area 8 - Compact (Built Form) Precinct 8.5
<b>S(BF)9.6</b>	Policy Area 9 - Spacious (Built Form) Precinct 9.6
<b>S(BF)9.7</b>	Policy Area 9 - Spacious (Built Form) Precinct 9.7
<b>16</b>	Policy Area 16- Boulevard (Greenhill Road)
<b>17</b>	Policy Area 17 - High Street (Unley Road)
	Policy Area Boundary
	Development Plan Boundary



**UNLEY (CITY)  
 POLICY AREAS  
 MAP Un/14**





## Unley Development Plan

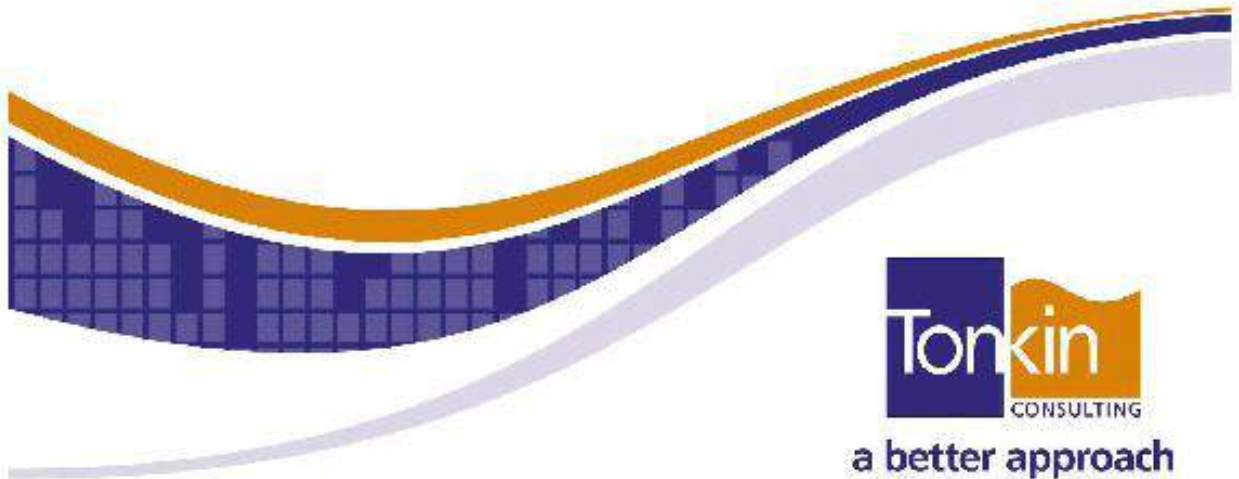
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### Infrastructure Capacity Assessment

URPS

November 2016

Ref No. 20155074R001D





**infraPlan**



**Unley Central DPA**  
**Internal Working Paper**

June 2016