

COMMITTEE AGENDA

City Strategy & Development Policy Committee

Notice is hereby given pursuant to the provisions of the Local Government Act, 1999, that the next Meeting of the City Strategy & Development Policy Committee will be held in the Council Chambers, 181 Unley Road Unley on

Monday 21 October 2019 6:30pm

for the purpose of considering the items included on the Agenda.

Chief Executive Officer

MEMBERS

Councillor J. Dodd – Presiding Member
Mayor M. Hewitson – Ex-officio
Councillor D. Palmer
Councillor J. Boisvert
Councillor M. Hudson
Deputy Mayor P. Hughes
Councillor K. Anastassiadis
Councillor M. Rabbitt
Councillor E. Wright
Councillor N. Sheehan
Councillor M. Broniecki
Councillor J. Russo
Councillor S. Dewing

ACKNOWLEDGEMENT

We would like to acknowledge this land that we meet on today is the traditional lands for the Kaurna people and that we respect their spiritual relationship with their country.

We also acknowledge the Kaurna people as the custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

ORDER OF BUSINESS

ITEM

PAGE NO

1. ADMINISTRATIVE MATTERS

1.1 APOLOGIES

Nil

1.2 LEAVE OF ABSENCE

Nil

1.3 CONFLICT OF INTEREST

Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda and a Conflict of Interest Disclosure Form (attached) is to be submitted.

1.4 MINUTES

1.4.1 Minutes of the Ordinary City Strategy & Development
Policy Committee Meeting held Tuesday, 11 June 2019

1.5 DEFERRED / ADJOURNED ITEMS

Nil

2. REPORTS

- | | | |
|-----|---|----|
| 2.1 | ARTHUR MARY STREETS AND KING WILLIAM ROAD
URBAN DESIGN STUDY | 5 |
| 2.2 | NORMAN TERRACE EVERARD PARK REGENERATION
DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED) | 75 |

3. OTHER BUSINESS

NEXT MEETING

Monday 10 February 2020 - 6:30pm

Council Chambers, 181 Unley Road Unley

DECISION REPORT

REPORT TITLE:	ARTHUR MARY STREETS AND KING WILLIAM ROAD URBAN DESIGN STUDY
ITEM NUMBER:	2.1
DATE OF MEETING:	21 OCTOBER 2019
AUTHOR:	DAVID BROWN
JOB TITLE:	PRINCIPAL POLICY PLANNER
ATTACHMENTS:	1. ARTHUR MARY STREETS PRECINCT URBAN DESIGN STUDY

1. **EXECUTIVE SUMMARY**

In early 2019, the City of Unley entered into a tripartite agreement with the land owners of the Brethren Site (79-85 Mary Street, Unley) and the State Planning Commission (SPC) to explore potential mutually appropriate future development of the key strategic area around Arthur Street, Charles Walk, Queen Streets and King William Road.

The study area is currently primarily in the Residential Streetscape (Built Form) Zone – Compact 8.5 Policy Area, small portion of Light Industry Zone north of Mary Street and Mixed Use 1 Zone encompassing commercial development along the King William Road frontage. These limit the density of dwelling re-development opportunity to 500m² minimum site areas and generally a maximum two-storey building height.

The study area, including the key Brethren site therein, is subject to significant strategic and market pressure for re-development. The Study has been developed through review and comments from a number of Council staff, State Planning Commission and Elected Member briefings. The final Study is a positive exploration, analysis and illustration of a potential appropriate balanced development approach for the subject site and area.

The future vision for the study area supports the key Unley Community Plan and Strategic Plan principles. Exploration of the constraints and opportunities illustrates how to appropriately capitalise on the key large sites, underpin adjacent main street's (activity centre) economic growth. In addition, it provides increased housing diversity and population, while with good design and scale of development uplift and the inclusion of beneficial open spaces for significant green links and tree canopy within the broader neighbourhood.

The Study warrants support in principle to guide future investigations, and consultation to inform potential planning zone and policy change. A

broader suite of background investigations in addition to the urban design development form analysis is required to support a Planning and Design Code Amendment (replacement of a Development Plan Amendment).

The State Planning Commission has advised all parties that while warranting further consideration towards planning zone and policy change, the timing is such that it cannot proceed now the State Government has released the DRAFT Planning and Design Code (P+D Code) for South Australia for consultation. However, detailed technical investigations in support of the proposed vision in preparation for a Code Amendment could be pursued in readiness for when the P+D Code is in place after July 2020.

These investigations and subsequent P+D Code Amendment could be undertaken by the land owner under the new Planning Development and Infrastructure Act provisions, noting that it may be limited to their individual site only. Alternatively, Council could initiate the investigations and the P+D Code Amendment, possibly in partnership with the land owner (or not), to address the wider precinct context.

2. RECOMMENDATION

That:

1. The report be received.
2. The Arthur and Mary Streets Urban Design Study, key principles, level of green space and balanced development concepts be supported in principle.
3. Council not pursue further investigations or a Planning and Design Code Amendment at this stage.

3. RELEVANT CORE STRATEGIES/POLICIES

1. Community Living
 - 1.3 Our City meets the needs of all generations.
 - 3.1 State Government - The 30-Year Plan for Greater Adelaide
 - 3.2 City of Unley - Community Plan 2033 – Strategic Planning Framework

4. BACKGROUND

The City of Unley Strategic Planning Framework, aligning with the State Government Planning Strategy - The 30-Year Plan for Greater Adelaide, identifies main road corridors as a focus of strategic potential for increased

density of development as part of the overall growth of the City while maintaining most of the lower density neighbourhood areas.

King William Road as a narrow corridor, and of an intimate nature, limits the desired extent of increased height compared to other corridors. However, there are areas with more opportunity in the northern, wider, more open portion, some central portions with deeper sites, and most notably around Mary and Arthur Streets where the large Brethren Site sits adjacent to the main corridor.

The study area is currently primarily in the Residential Streetscape (Built Form) Zone – Compact 8.5 Policy Area, small portion of Light Industry Zone north of Mary Street and Mixed Use 1 Zone encompassing commercial development along the King William Road frontage. These limit the density of dwelling re-development opportunity to 500m² minimum site areas and generally a maximum two-storey building height.

The Brethren Site is a very large (approximately 1.14 hectares) longstanding non-conforming use in the Residential Streetscape (Built Form) Zone. In 2010 a Development Application for a retirement village encompassing 94 dwellings and up to three storeys in height was approved in recognition of the non-conforming existing use, the scale of the site, and the nature of the locality. Ultimately the development did not proceed.

In 2015, the Minister for Planning contemplated a Development Plan Amendment for an Urban Corridor Zone along King William Road, including the Brethren Site, similar to Unley Road with an increase in density and height. The Minister did not proceed with this broader inner and middle metropolitan corridors proposal. In 2017 a more limited targeted key sites re-zoning, eg Anzac Highway, was pursued.

The size of the Brethren Site, in co-ordination with the wider study area's unique context, and the strategic location all serve to create significant market pressure to maximise the potential development outcomes.

A maximised development outcome could be pursued by the owners with the Coordinator General to allow the State Commission Assessment Panel (SCAP) to act as the Planning Authority and assess a development proposal.

In a positive community-spirited initiative, the owners agreed to enter into a tripartite agreement with Council and the State Planning Commission (SPC) to jointly fund an Urban Design Study.

The Study provided for an initial exploration of possible options for a sensitive, appropriate and mutually beneficial outcome for the site and area.

Elected Member Briefings were held on 17 June 2019 and 12 August 2019 to explore and elicit feedback on study key principles, issues, concept options and outcomes.

5. DISCUSSION

The area bounded by Arthur Street, Charles Walk, Queen Street and King William Road, encompassing the significant Brethren Place of Worship site, is subject to ongoing interest for major redevelopment and, in conjunction with the King William Road corridor, significant strategic and market pressure for an uplift in zoning. The large and potential sites north of Mary Street in the commercial and light industry zones, including the Council depot, also formed a logical extended secondary area for longer-term consideration.

The Study afforded an opportunity to explore the options for a substantial increase in mixed use development, housing types, population diversity and community outcomes.

Development uplift could substantially increase the number of people living and working in close proximity to King William Road and Unley Road and their core centres, thereby underpinning the local business economy, housing opportunities, diversity in the community and enlivening its day and night time activity.

This potential and consequential land cost creates challenges to practically support a low density or primarily community use, eg open-space, outcome. However, there is an opportunity to pursue a balanced approach with appropriate development uplift that may also attain an overall and community benefit through inclusion of sensitive design, open and green spaces, access linkages, housing diversity, and commercial and community uses.

The Arthur Mary Streets Urban Design Study is contained in Attachment 1.

Attachment 1

The leading principles, urban design analysis, design strategies and development concept options explored in the Study are laudable. The approach illustrates a potentially mutually beneficial future with appropriate arrangement and scaling of development and building from sensitive edges up towards the centre of large sites, with a level of uplift allowing for generous spaces between buildings with beneficial green spines and links through the site, precinct and into surrounding cycle and pedestrian networks.

The key design and policy parameters that would form the fundamentals of a sound Planning Policy Framework include:

- Building Heights relative to site, precinct and neighbourhood context;

- Building Setbacks relative to roads and boundary interfaces (particularly increasing as building heights increase);
- Open-space quantity, type, location and inter-connective linkages;
- Access (pedestrian, cycle and vehicle) appropriate arrangement and adequate parking;
- Form of development respecting individual elements within a unifying theme;
- Diversity of type and size of dwellings and complementary main street mixed commercial uses.

The Study provides preliminary analysis and considered basis to guide an appropriate development policy framework. The Study warrants support in principle to inform future consideration of a beneficial planning zone and policy change.

Next Steps

The purpose of pursuing the Study is to ultimately effect an appropriate change to the zoning and policy parameters for future development within the area.

This normally would have been managed through a Development Plan Amendment (DPA) to the existing Unley (City) Development Plan, subject to the Minister of Planning's review and approval. The option for a DPA has passed. The State Government led reform of the planning system, and the transition to a single Planning and Design Code (P+D Code) has replaced the previous approach.

The draft P+D Code was released for public consultation from early October 2019 until February 2020 with the final version to be adopted and in effect from July 2020.

The State Planning Commission have advised Council and the owners of the Brethren Site that any local amendments to the planning policy framework, as an outcome of the Study, would not be considered during the state-wide consultation and the implementation of the new Code for July 2020.

The scope of the Study and background investigations are insufficient, and the timing too late, for incorporation of policy proposals into the draft Code.

The State Planning Commission has indicated it is not in a position to be directly involved at this time and further that the process and consultation on any such specific amendments should be separate from the new P+D Code process and consultation.

Once the P+D Code has been endorsed and is in effect (July 2020), a Code Amendment that reflects the Study could be pursued. Under the new Planning Development and Infrastructure Act (PDI Act) a Code

Amendment can be undertaken by the property owner, a Council or the State Planning Commission, subject to the endorsement of the Minister for Planning. Such amendments involve their own comprehensive community consultation.

The State Planning Commission has further indicated that it would support the initiation of the necessary further investigations to support a Code Amendment. This could occur in the background while the Code is on consultation and being implemented.

The nature of investigations would generally need to include:

- State Planning Strategy and policies review for alignment;
- Development scale and form (from Urban Design Study);
- Traffic and parking implications and planning;
- Stormwater implications and management;
- Infrastructure and services implications and planning.

Once the Code is in place in July 2020, a proposed Code Amendment for the site/area would be supported to progress through consultation and to adoption.

As mentioned, the land owner has the ability to independently advance the investigations and Code Amendment, however, it would likely focus on only their site and interests, and not address the wider precinct changes highlighted in the Study. Without the wider precinct framework, the proposed built form heights, land use diversity and open space linkages for the site would lack a more informed context.

Alternatively, Council could consider the merit of a wider precinct review with a more strategic and integrated outcome, and increased community and main street benefits. If warranted, Council could pursue this alone, or it may be supported by a continued partnership with the land owner that could assist and facilitate an earlier progression.

Council would need to consider the merit, scale and consequences of such a major project like a Code Amendment process, in particular the commitment to lead community consultation, through the appropriate budget process for 2020/2021, and following the implementation of the Planning and Design Code. This would likely delay a Code Amendment application by approximately 12 months.

6. ANALYSIS OF OPTIONS

Option 1

The Arthur and Mary Streets Urban Design Study, key principles, level of green space and balanced development concepts be supported in principle.

The Council not pursue further investigations or a Planning and Design Code Amendment zone change at this stage.

Council not pursue further investigations or a Planning and Design Code Amendment at this stage, but once the Planning and Design Code is realised the merit for this could be considered in the context of the 2020/21 Budget.

Council accepts, on the basis of the Study, the property owner may proceed to conclude the necessary additional background investigations and preparations in readiness to possibly initiate a Planning and Design Code Amendment for the subject site after July 2020.

The Study is a positive analysis and illustrates an appropriate approach to a balanced development outcome for the subject site and area. The Study warrants support in principle to inform and guide future planning zone and policy change.

While warranting further consideration towards planning zone and policy change, the timing is such that it cannot proceed now with the release of the P+D Code. However, preparation for a Code Amendment could be pursued in readiness for when the P+D Code is in place after July 2020.

This would be up to the owner, as Council available resources and other priorities do not support such a project before 2020/21.

Option 2

The Arthur and Mary Streets Urban Design Study, key principles, level of green space and balanced development concepts be received.

While the Study is positive and illustrates an appropriate approach to a balanced development outcome for the subject site and area, it is premature for Council to commit to its untested support.

Further consideration and possibly a Code Amendment may be warranted in the future.

It is appreciated the owner could undertake a Code Amendment in the absence of Council ultimately considering such for 2020/2021 or later.

7. RECOMMENDED OPTION

Option 1 is the recommended option.

8. POLICY IMPLICATIONS

The nature and scope of project and planning policy change is significant with various budget, risk and policy implications.

8.1 Financial/Budget

To progress further work at this time would require additional budget funding in 2019/20. This project was not anticipated in the annual budget program and consideration of new funds would be required to fund the undertaking of additional investigations.

In addition, available resources are currently limited and committed to other priorities, eg Planning Reforms, P+D Code review and implementation.

An additional budget request could be considered for 2020/21 regarding the merit and priority to support the process of a Code Amendment, including community consultation, which is acknowledged as a substantial project.

8.2 Legislative/Risk Management

Council has been responsible and generally the primary lead for maintaining a positive development strategy and planning policy in its Development Plan in the past.

Council has the same opportunity into the future under the forthcoming Planning Development and Infrastructure Act, but has a reduced role to control and influence planning policy outcomes given policy is now within a State-wide consistent generic P+D Code.

There is still merit to be pro-active where possible for more strategic and broader context reviews to off-set the new opportunity for property owners to pursue site specific Code Amendments in their own right.

8.3 Staffing/Work Plans

Available resources are limited and committed to other priorities, eg Planning Reforms and P+D Code implementation.

Specific commitment and budget provision would be necessary to support such a project, at this time or in the future.

8.4 Environmental/Social/Economic

The Study of the subject site and area has been a pro-active process to analyse and explore a potential mutually appropriate future outcome.

Council's ongoing participation in an updated policy framework would be beneficial to address and shape the unique economic, social and environmental opportunities available through this precinct, including the strategic Brethren Site.

8.5 Stakeholder Engagement

A tripartite approach between the key site owner, State Planning Commission and Council has facilitated a positive, mutual and sensitive approach to a new development policy framework.

No broader external stakeholder or community consultation has occurred at this time.

When a Code Amendment is pursued, comprehensive public consultation is required.

9. REPORT CONSULTATION

City Design has led and managed the study, together with owner and State Planning Commission partners. Key technical input was provided from City Development (Assets).

10. REPORT AUTHORISERS

Name	Title
Ben Willsmore	Manager City Design
Claude Malak	General Manager, City Development



ARTHUR/MARY STREETS CHURCH SITE & PRECINCT URBAN DESIGN STUDY



City
Collective

THE CITY of
Unley



Church Site & Precinct
Urban Design Study Report
OCTOBER 2019 *Version 2.1*



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LET'S TELL YOU WHY WE'RE HERE

The City of Unley, State Planning Commission & Local Landowners have come together to **explore a future vision for the key strategic area** around Arthur, Mary and Queen Street and King William Road. The study is a positive exploration, analysis and illustration of how appropriately planned, quality development can meet the needs of the immediate community, **further Citywide initiatives**, and **realise the larger goals** laid out by the South Australian Planning Commission. This Urban Design Study Report details and concludes the Plan that could be implemented by the stakeholders and the private sector.

FIVE GOALS OF THE URBAN DESIGN STUDY PROCESS

The City of Unley put forward the following five goals to achieve as key outcomes from the urban design study plan process:

- Create a Long Term Legacy for the Community
- Unite Partners Around a Shared Future Vision for the Precinct
- Develop a Physical Framework for Redevelopment
- Establish a Roadmap for Future Capital Investment
- Create an Adaptable Document to Guide and Amend Future Policy & Zoning



1. Create a Long Term Legacy for the Community



2. Unite Partners Around a Shared Future Vision for the Precinct



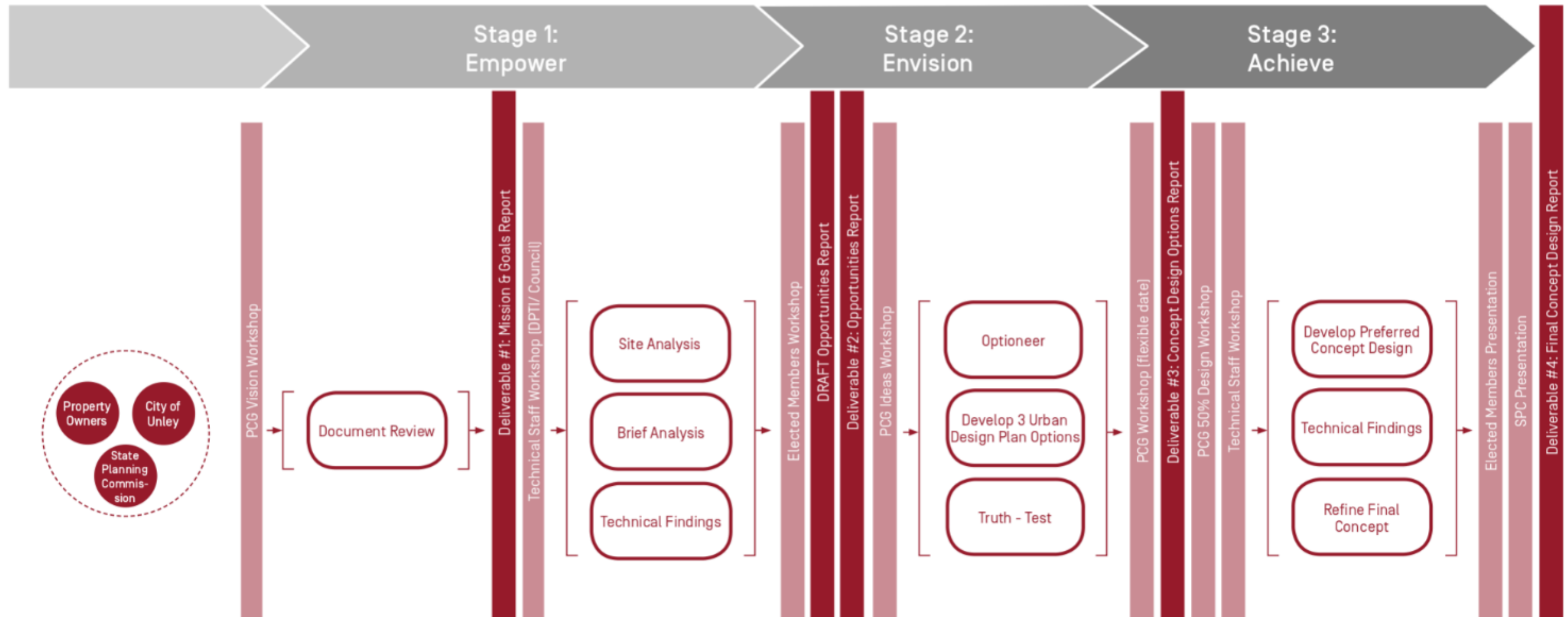
3. Develop a Physical Framework for Redevelopment



4. Create an Adaptable Document to Guide and Amend Future Policy & Zoning



5. Establish a Roadmap for Future Capital Investment



THE OPPORTUNITY FOR THE CITY OF UNLEY TO REALISE THE PRIORITIES OF **ACTIVITY, GREEN & PROSPERITY**

The Arthur / Mary Streets Church Study Area has the opportunity to realise the following goals, objectives and key strategies outlined in both the 'City of Unley Community 2033 Plan' and the 'City of Unley Four Year Delivery Plan 2017'.



- 1. Community Living:**
Community is Active Healthy & Feels Safe



- 2. Community Living:**
City Meets the Needs of All Generations



- 3. Environmental Stewardship:**
Unley's Urban Forest is Maintained and Improved



- 4. Economic Prosperity:**
Thriving Main Streets and Other Business Activities Operate Across the City



- 5. Civic Leadership:**
Strong Leadership and Governance

THE OPPORTUNITY FOR THE PLANNING COMMISSION TO SET THE BAR FOR **INFILL DEMONSTRATION PROJECTS**

The Arthur / Mary Streets Church Study Area has the potential to also realise the following goals, objectives and key strategies outlined by the State Planning Commission:



1. Focus on **Quality Urban Infill Development Outcomes**



2. Incorporate **High Quality Integrated Design and Policy** approaches to contribute to Liveability and Sustainability of Communities



3. **Performance Outcome** - i.e. Green Infrastructure, WSUD



4. Consistent and **Accessible** Information for the Community



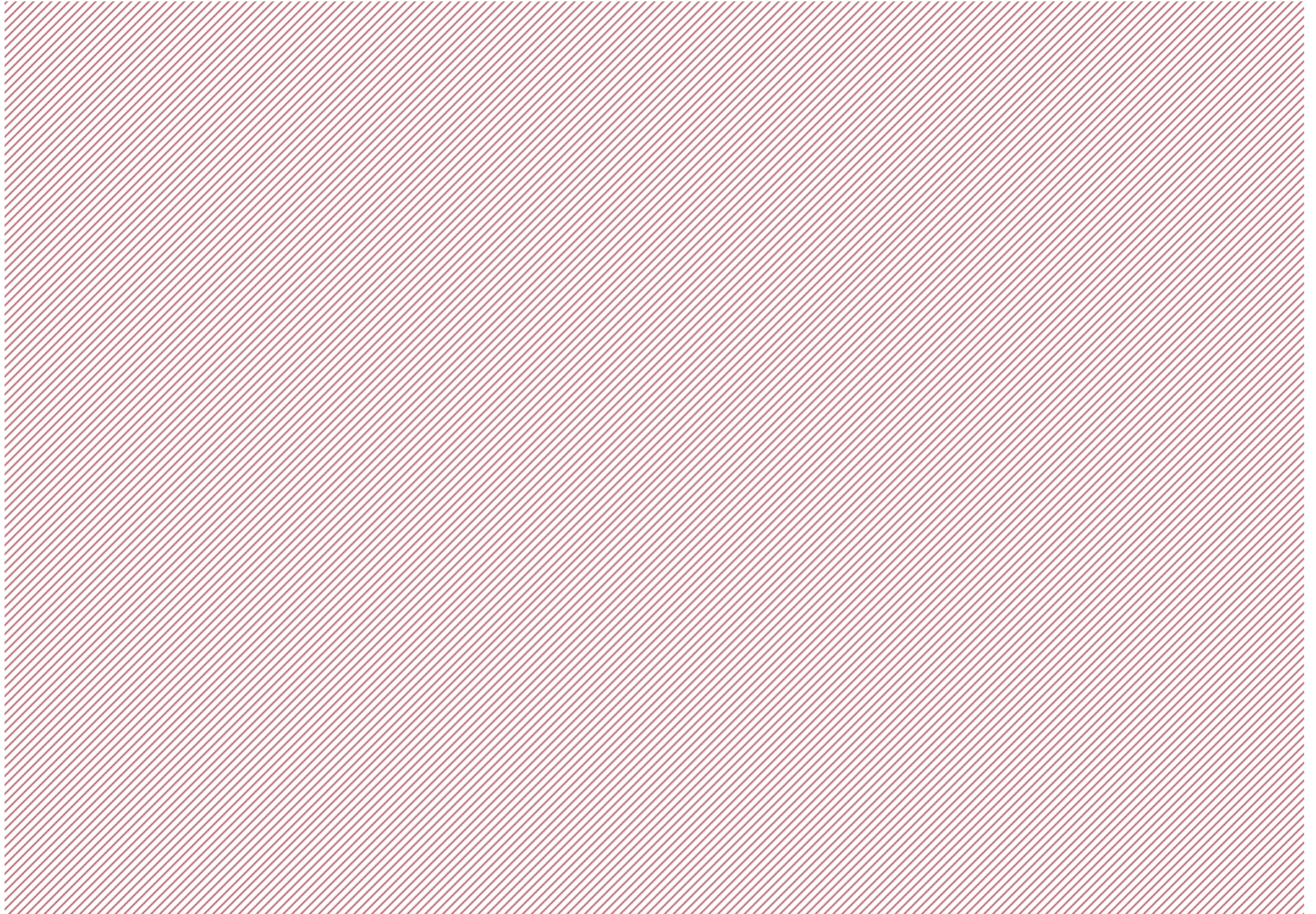
5. Showcase **Exemplar Outcomes for the Community** from key Urban Infill Sites



6. Housing **Diversity and Choice**

SECTION 01

LET'S TALK ABOUT THE OPPORTUNITY



THE OPPORTUNITY FOR THE STUDY AREA TO EMERGE AS A **DIVERSE ACTIVE PRECINCT**

DIVERSE NEIGHBOURHOOD TODAY

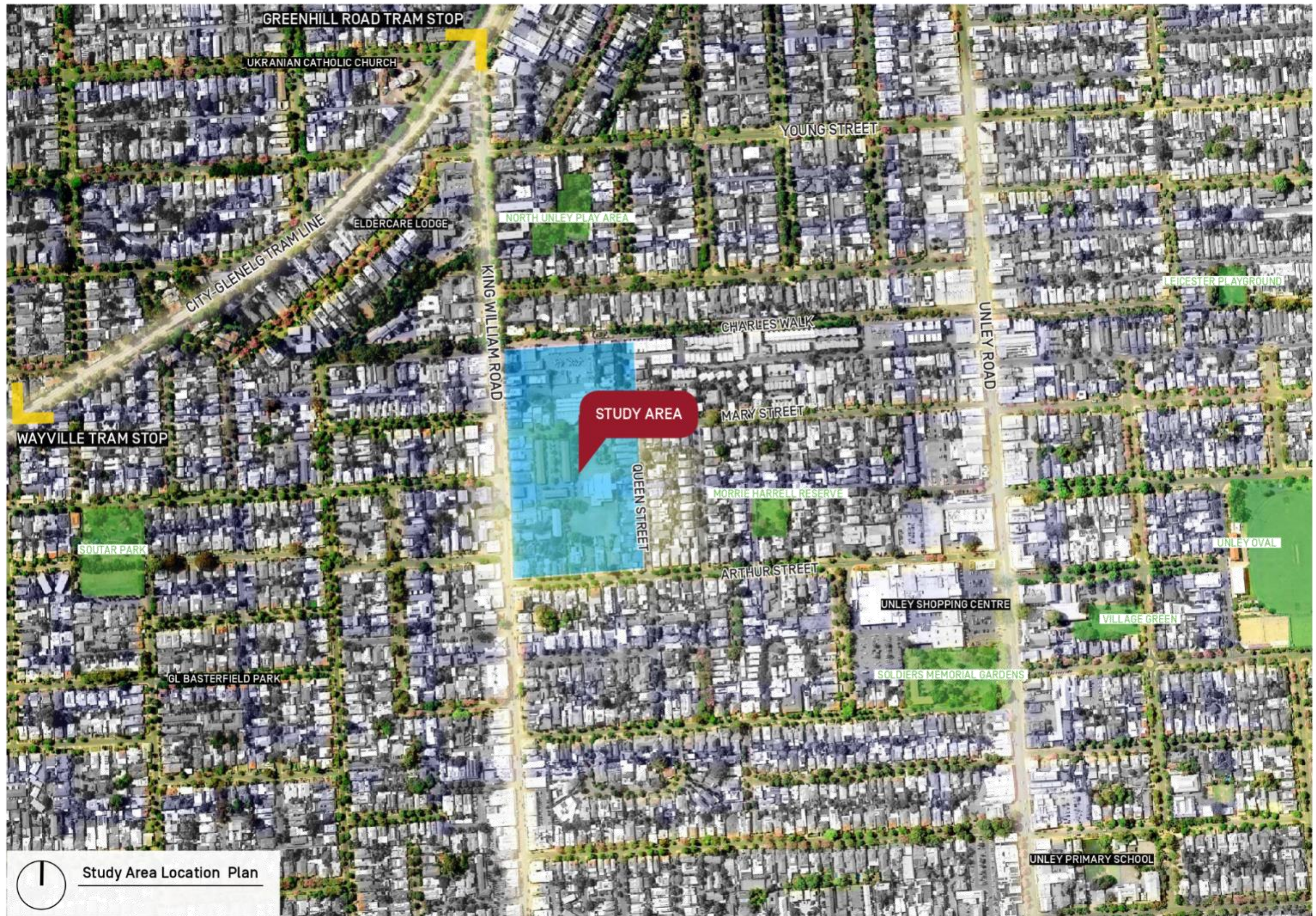
Bounded by King William Road to the west, Arthur Street to the south, Charles Walk to the North and Queen Road to the east – the study area is characterised by the diverse neighbourhood that surrounds it today. This includes existing retail and commercial shops extending through King William Road to the west and Unley Road farther to the east – as well as villa and townhouse residential type buildings in the immediate area.

POTENTIAL TO REALISE FURTHER DIVERSITY

Considering the study area comprehensively – from Charles Walk down to Arthur Street – offers the opportunity to consider alternative development models and building typologies that are not currently supported throughout Unley. Further consideration may be given to complimentary building typologies, and offer yet another layer of diversity for the City.

Such diversity in housing typologies could provide appropriately scaled residential uplift, while importantly holding the opportunity to enhance tree planting and landscaping within the study area.





Study Area Location Plan

THE OPPORTUNITY TO REINFORCE **UNLEY'S MIXED-USE NETWORK**

The Study Area has the opportunity to reinforce the City's mixed-use aspirations by linking together Unley Road and King William Road into a greater mixed-use network. Building upon the existing retail offering today, the Study Area has the potential to create above-average density and establish a greater intensity for future development.

WHAT'S STOPPING US: PREDOMINATELY SINGLE FAMILY RESIDENTIAL USES

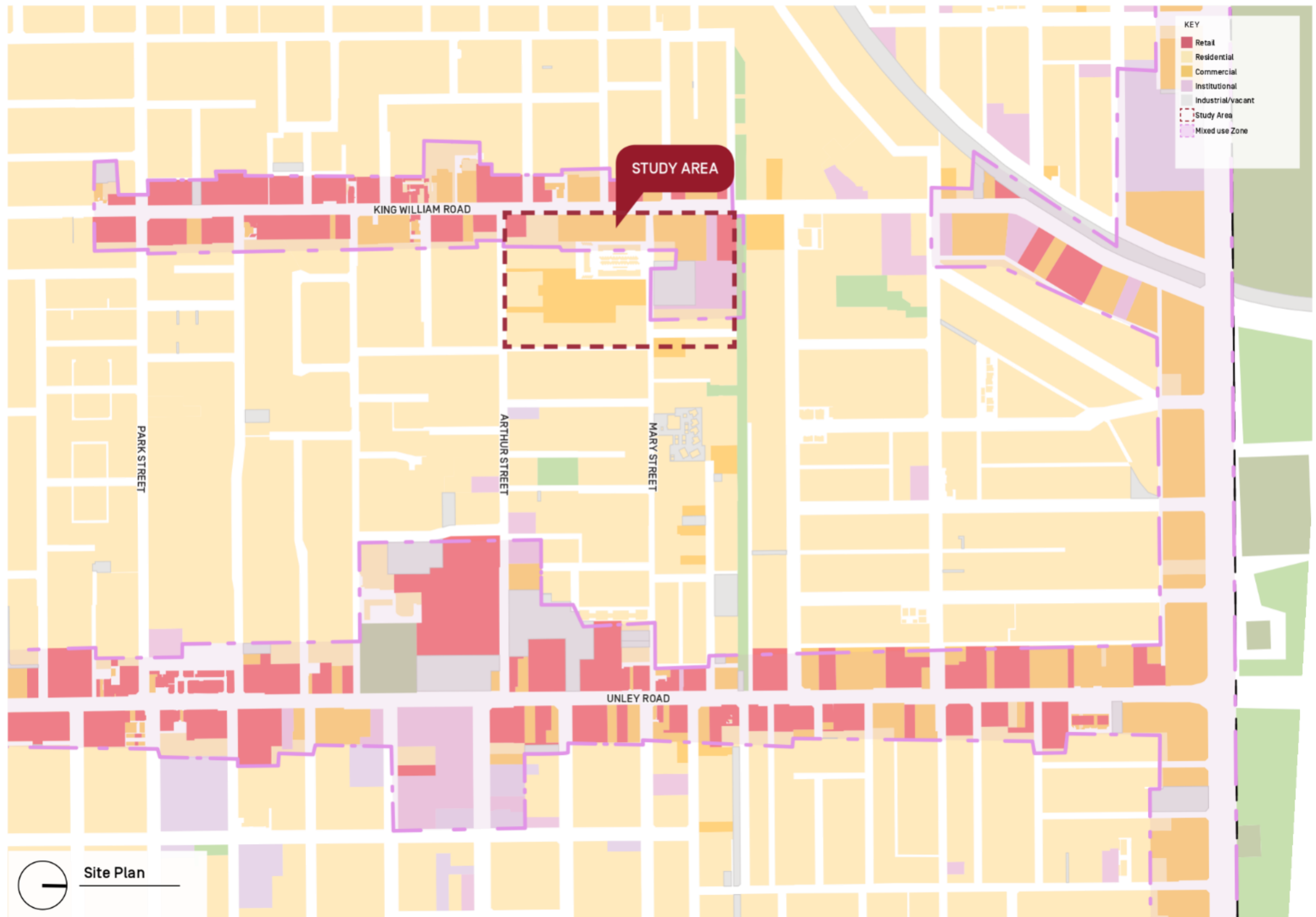
Today the Study Area is dominated with primarily residential use, with some limited commercial use in mostly converted residential buildings. A mixed-use environment benefits greatly from residential intensity as in the volume of potential customers, but is challenged by vehicular-oriented design.

WHAT'S STOPPING US: DISCONNECTED RETAIL

The Study Area is also disadvantaged by a series of under-performing retail parcels immediately on King William Road and on Mary Street. These commercial buildings add limited value to the public realm, and disincentivise quality experience moving east-west on Mary Street and north-south on King William Road between Mary Street and Arthur Street.

WHAT TO BUILD ON: KING WILLIAM ROAD RETAIL

The Study Area is positioned to benefit from the healthy and active retail frontage on King William Road just south from the existing block today. A key advantage to build upon is to extend this activity north, greatly supporting the desired mixed-use environment.



THE POTENTIAL TO CREATE **ACTIVE EAST-WEST LINKS**

The Study Area has the opportunity to create an active east-west connection between Unley Road and King William Road. Complementing the existing residential character on Mary Street and Arthur Street, the Study Area has the potential to establish a unique, lush and pedestrian oriented link to two of the most public places in Unley.

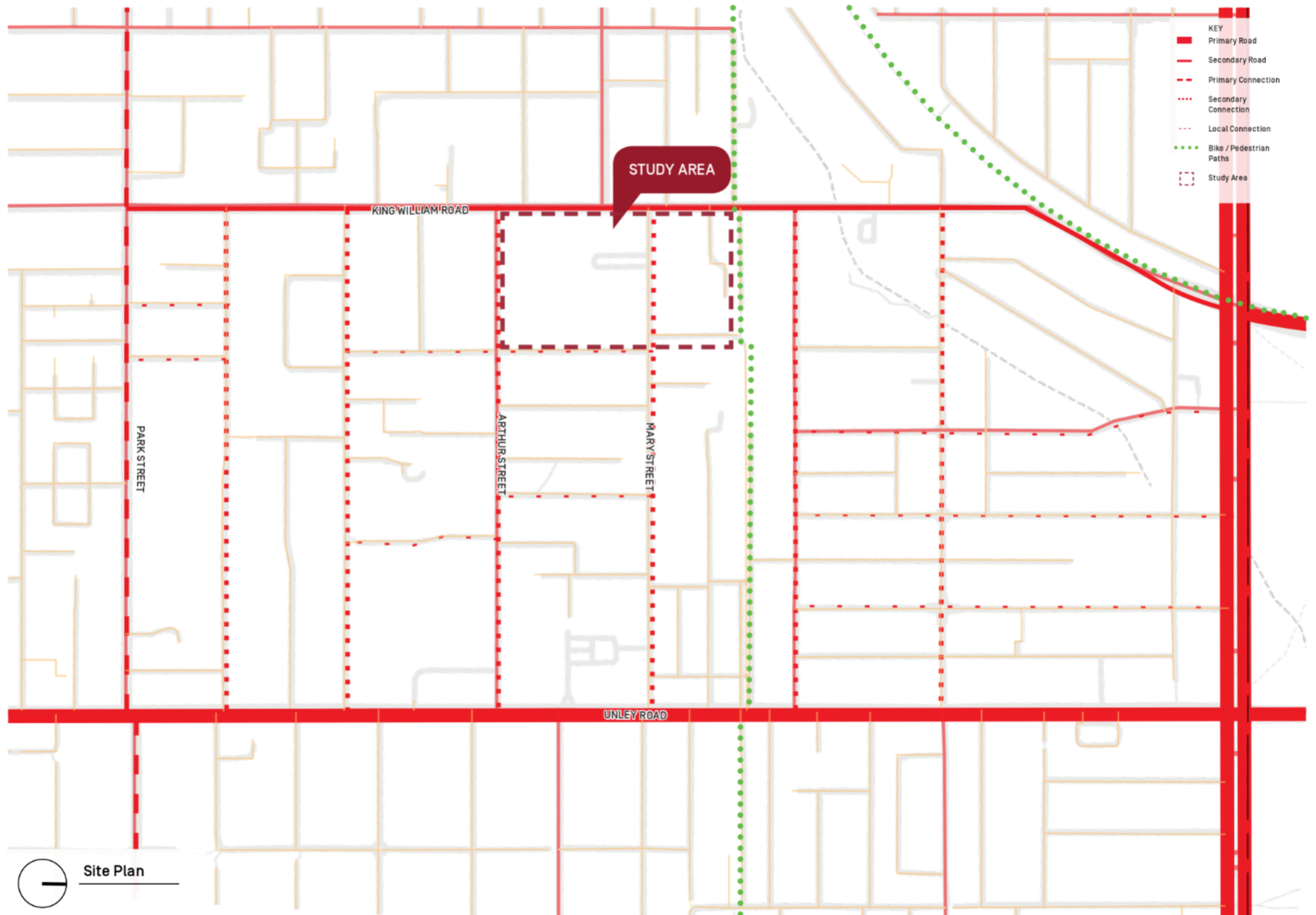
WHAT'S STOPPING US: LIMITED BICYCLE INFRASTRUCTURE ON EAST/WEST STREETS

The Study Area today lacks bicycle infrastructure to promote active mobility moving east-west on Mary Street and Arthur Street. A pedestrian priority street benefits greatly from the investment in bicycle infrastructure and aids in establishing a unique identity for a precinct or streetscape. The opportunity also presents itself to extend the existing Charles Walk to King William Street and potentially further west to Mike Turtur Bikeway and east across Unley Road to Culvert Walk.

WHAT TO BUILD ON: UNLEY'S BICYCLE PLAN & PEDESTRIAN SCALE STREETS

The Study Area is bounded by local, pedestrian oriented streets – Mary Street to the north, Queen Road to the east and Arthur Street to the south. The Study Area has the opportunity to build on the pedestrian scaled streets while also providing a unique and high quality experience for all.





THE POTENTIAL TO EXTEND KING WILLIAM ROAD'S ACTIVE FRONTAGE

The Study Area has the opportunity to increase vibrancy, safety and overall vitality to a portion of the City that currently looks elsewhere to find it. Building on the active street frontages to the south on King William Road, the Study Area has the opportunity to extend the active frontage north.

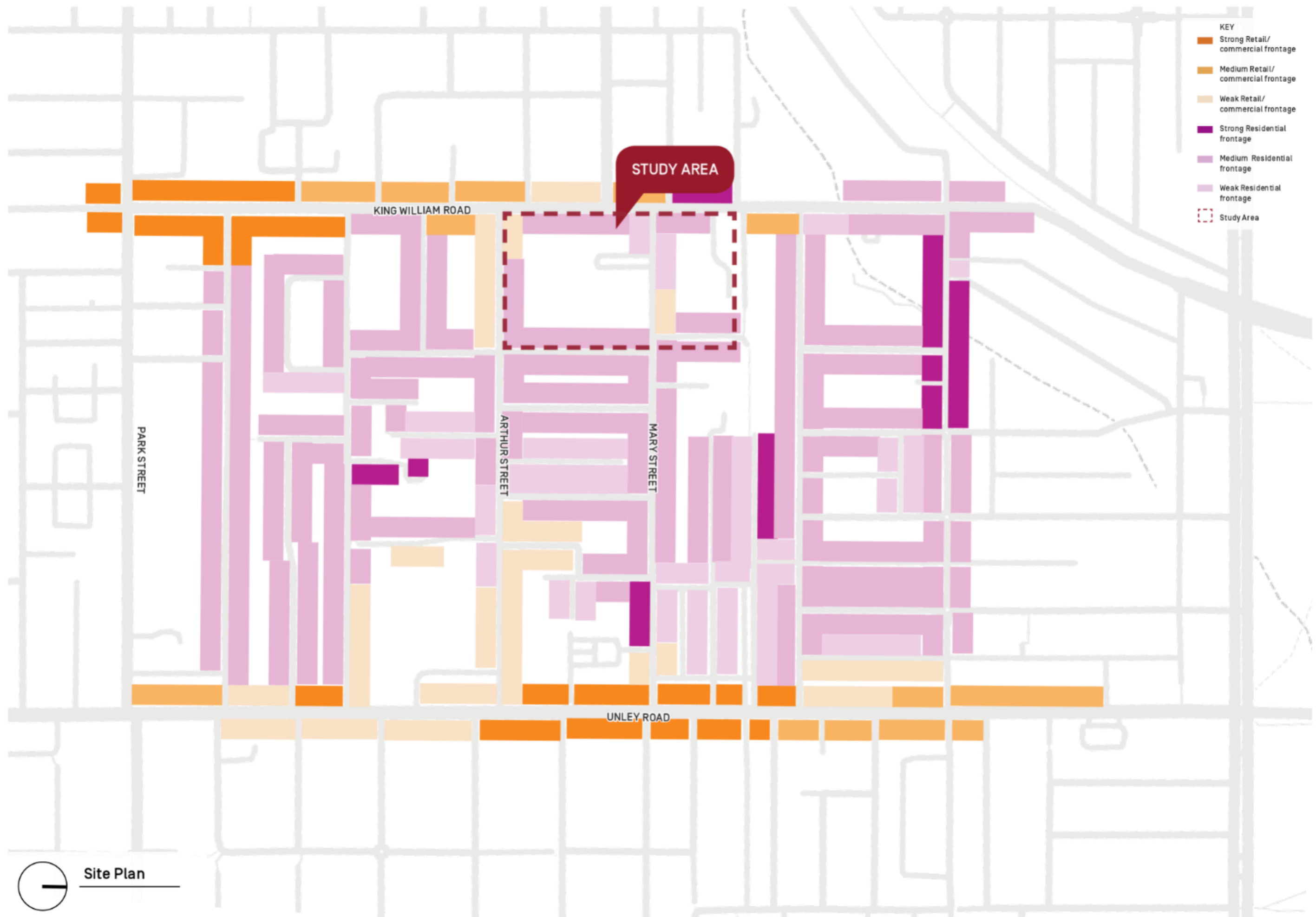
WHAT'S STOPPING US: INACTIVE EAST-SIDE STREET FRONTAGE ON KING WILLIAM ROAD

The Study Area today is challenged with private, inactive frontages on most of the four sides of the existing study area. Stemming from disparate land uses and fractured parcelisation, the Study Area struggles with overall consistency of frontage and an outward facing presence on existing streets – most notably King William Road.

WHAT TO BUILD ON: ONGOING KING WILLIAM ROAD REDEVELOPMENT

The Study Area is also immediately adjacent to the highly successful main street of King William Road, specifically from Thomas Street to Park Street. A key opportunity for the Study Area to build upon is the active street frontage that attracts resident immediately south of the study area.





THE OPPORTUNITY TO COMPLEMENT **EXISTING CIVIC USES**

The Study Area has the opportunity to provide a communal and civic identity on King William Road. Complimenting the existing civic and communal uses found southeast on Unley Road, the Study Area holds the potential to provide spaces for residents to gather together.

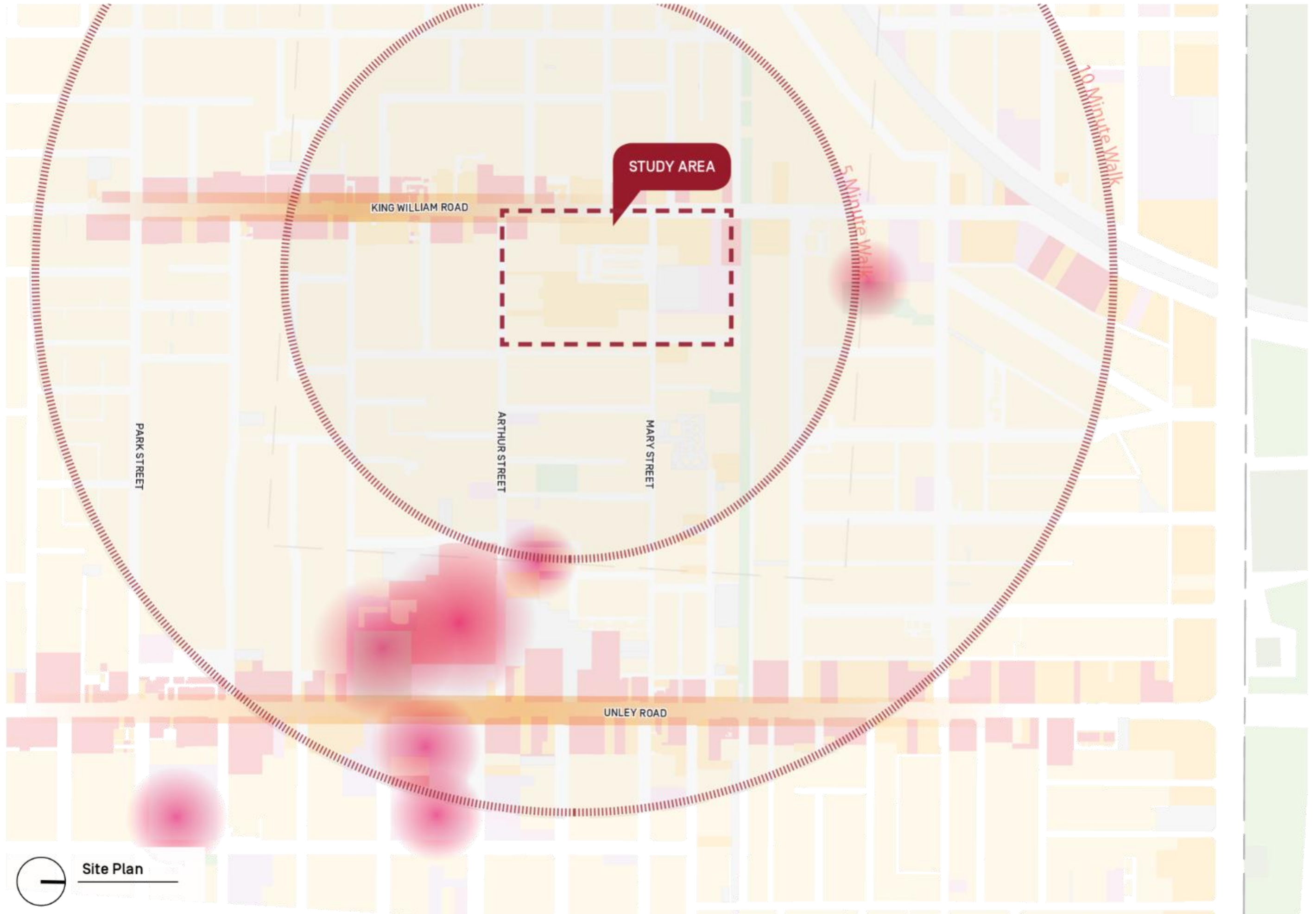
WHAT'S STOPPING US: LIMITED URBAN WAYFINDING

The Study Area today has limited prominence within the greater Unley context. Its main frontage is located on King William Road, but lacks a strong sense of arrival or orientation within the city. The Study Area also has challenges with visual and physical access, abutting three streets – Arthur, Mary and Queen – that are more local and residential in character. A civic or communal identity would likely anticipate an amalgamation of parcels, specifically with a King William Road frontage.

WHAT TO BUILD ON: UNLEY ROAD CIVIC USES

Unley today has a rich history of civic and cultural uses on Unley Road. A key opportunity is to build upon the city's legacy of communal uses, and provide a place for residents and visitors to come together in a public space – right adjacent to King William Road.





THE POTENTIAL TO LEVERAGE LOCAL TRANSIT **WITH INCREASED DENSITY**

The Study Area has the opportunity to compliment and enhance the existing public transport system. The Study Area can complement the bus and tram network with residential development of medium to high density as well as a range of diverse housing typologies that are positioned to use the public transport network.

WHAT'S STOPPING US: FRACTURED PARCELISATION

The Study Area has the challenge of fine parcelisation, which is inherently beneficial for smaller housing typologies – such as single family detached homes and to a lesser extent townhouses. To achieve a medium to high density such as walk up typologies, high density townhomes, and multifamily corridor typologies, a calibration of parcel size and distribution would provide greater development certainty.

WHAT TO BUILD ON: BUS ACCESS

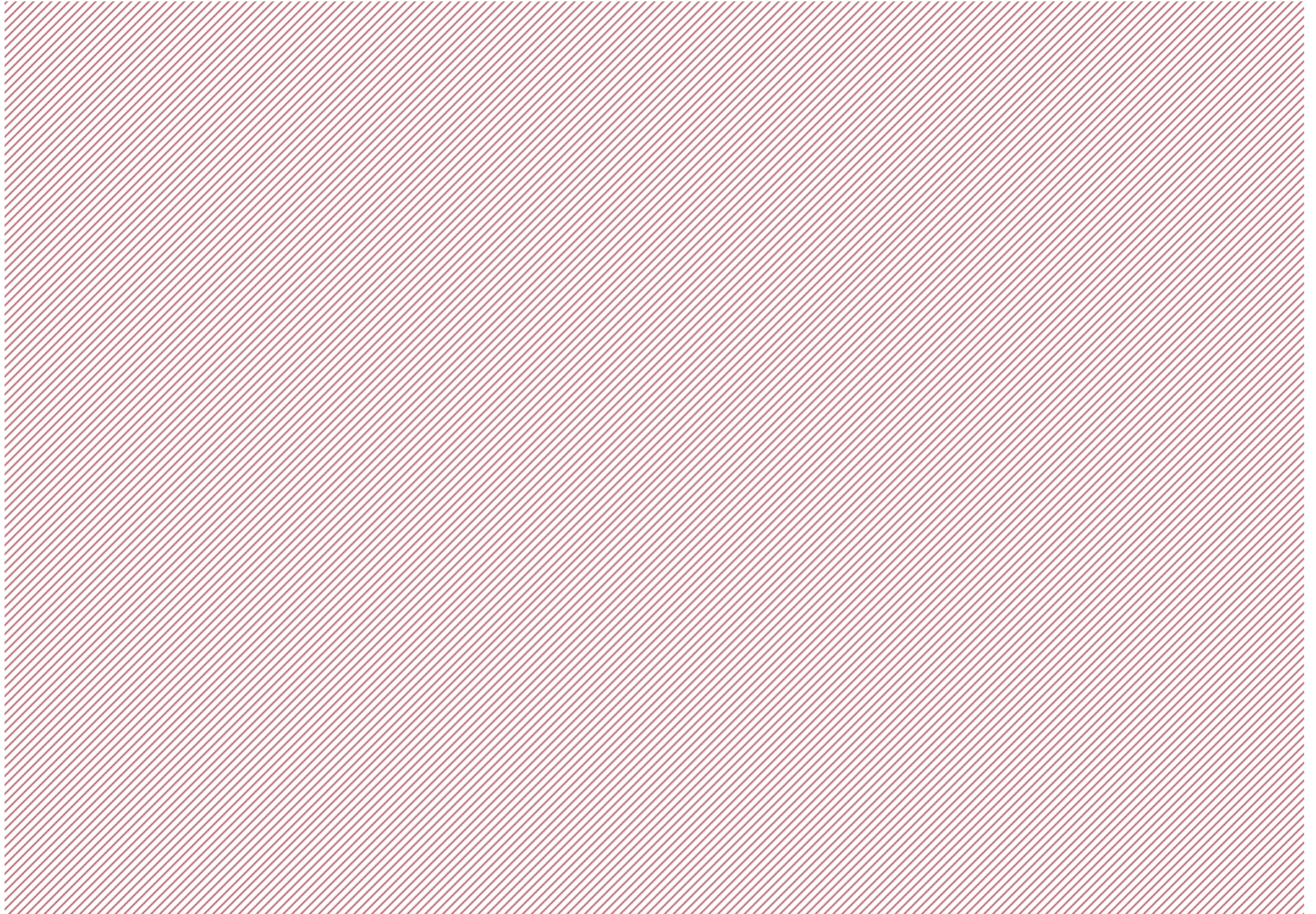
The Study Area fronts directly onto an existing metro bus stop that connects south to greater Adelaide and north to the City Centre. A key opportunity for the Study Area to build on is to highlight and celebrate the existing bus stop and other active mobility modes that would be complimented by diverse residential development within the study area.





SECTION 02

A VISION FOR THE FUTURE



THE NEXUS OF COMMUNITY AND DIVERSITY

The Church Site & Precinct Study Area could be the **nexus of community and diversity**. A walkable community **inspired by remarkable open space, pedestrian scale, and vibrancy at every turn**. It would be a truly active place featuring **a mix of recreation, community open spaces, retail, recreation, and entertainment**.

QUALITY PUBLIC SPACE FIRST

The Church Site & Precinct Study Area demonstrates the importance of quality public space above all else. Considering a variety of public spaces – including green spaces, active retail streets, pedestrian-oriented laneways and new public green spaces – all that add to the quality, diversity and dynamism of a unique public realm that belong to the community that it represents.

HIGH QUALITY STREETS & LANES

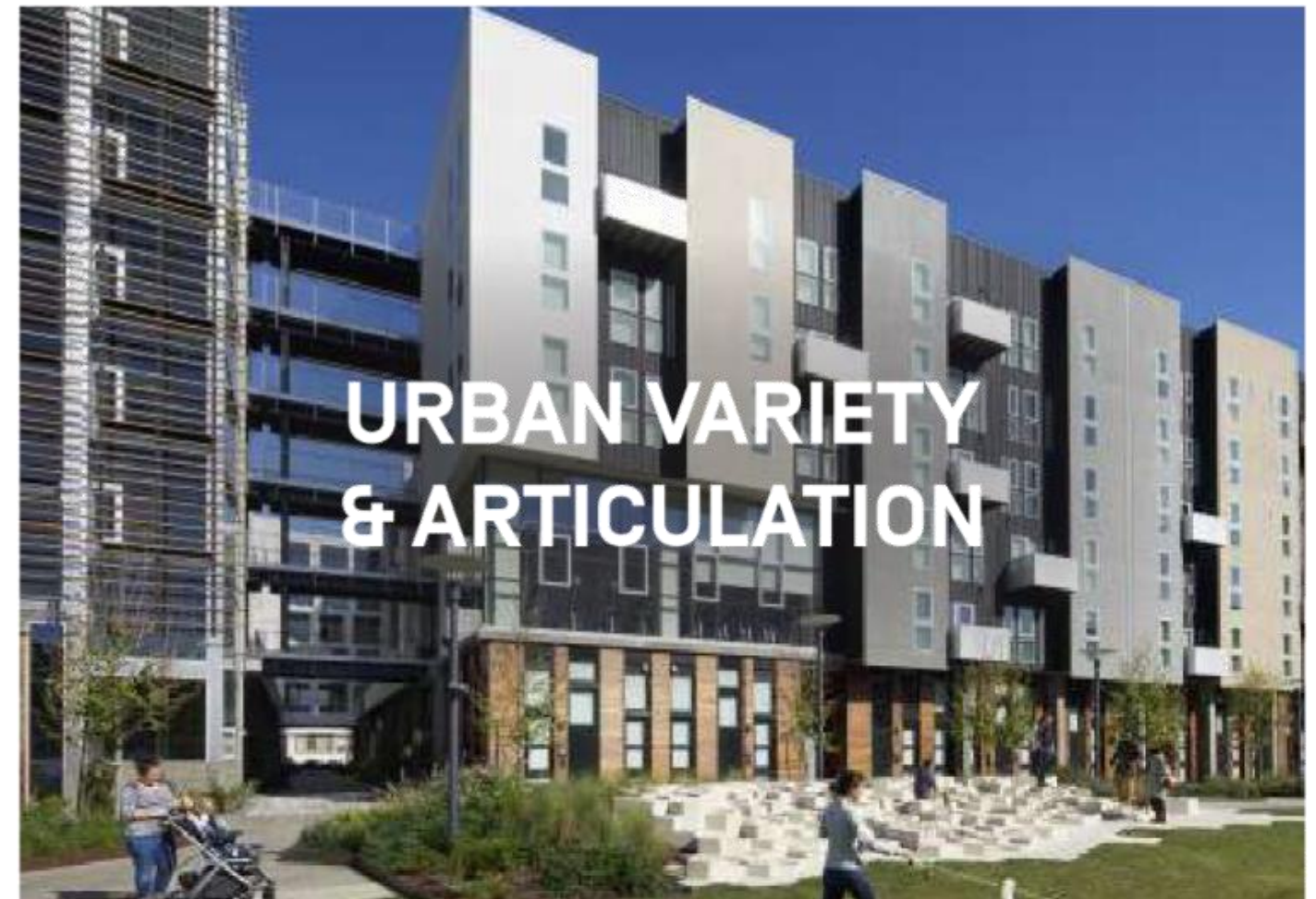
High quality streets and lanes are the second priority for the study area plan: giving emphasis to access to multiple modes of transport from vehicular to pedestrian to bicycle and public transport. More than just a method of moving people and vehicles, streets and lanes could be the places that the community comes together inside the public realm – and a specific emphasis on pedestrian priority, safety and overall scale and comfort is embedded throughout the urban design study plan.

PEDESTRIAN-ORIENTED SCALE & COMFORT

Pedestrian-oriented scale and comfort are considered in the urban design study plan from top-to-bottom. This includes an intimate scale of streets and laneways, as well as a variety of building types that provides an intimate scale and experience to the community in a variety of ways. Specific consideration is given to bringing together unique building type and public realm – green space and public space is celebrated – and connection to the surrounding community is highlighted.

URBAN VARIETY & ARTICULATION

The urban design study plan takes advantage of the unique parcel sizes and shaped through out the design – providing a variety of parcels and developments throughout the design that naturally lend itself to a variety and diversity of both building types and unit type. This natural variety is further realised through the variety and type of articulation that the architecture would naturally begin to accommodate in different ways throughout the precinct – once again emphasising diversity and variety at every turn.



A PRECINCT ANCHORED BY A UNIQUE PUBLIC REALM

The Church Site & Precinct Study Area is anchored by a unique public realm – including:

- A Green Spine that runs north-south through the site connecting Arthur Street to existing Charles Walk
- An active retail street extending north from the existing active retail on King William Road
- A new public green connection running east-west linking to the new north-south Green Spine

The Green Spine and quality public realm proposed throughout the Study Area has the opportunity to be a catalyst for a similar high quality development uplift.

The Study Area's unique public realm is further supported by a variety of possible building types throughout the urban design study plan, with active and porous frontages facing the public realm. From townhouses to single-loaded corridors, to texas-doughnuts and shoptop housing types – all provide a different and positive impact to an active public realm.



A **GREEN SPINE** CONNECTING TO CHARLES WALK

The Green Spine stretches from the southern most portion of the study area at Arthur Street north up to the existing Charles Walk that connects to greater Unley. The Green Spine has the opportunity to include key features that contribute to the overall pedestrian priority, scale and comfort, including:

- Continuous tree canopy reaching the length of the Green Spine
- Pedestrian scale lighting throughout with an emphasis on safety and perception of safety
- Key pockets for the community to gather together
- Continuous ground pavement
- Buffer landscape at ground level residential building types

The images on the right exemplify a public realm that is pedestrian oriented, lush, have continuous tree canopy, and provide a unique street character.



A NEW GREEN OPEN SPACE

A new Green Open Space captures the retail and pedestrian activity of the new extension of King William Road, and connects the vibrancy with the next north-south Green Spine. The new Green Open Space is characterised by key elements that prioritise pedestrian priority and a quality public realm, including:

- Porous edge facing King William Road
- Pedestrian scale lighting throughout with an emphasis on safety and perception of safety
- Key pockets for the community to gather together
- Continuous ground pavement
- Buffer landscape at ground level residential building types



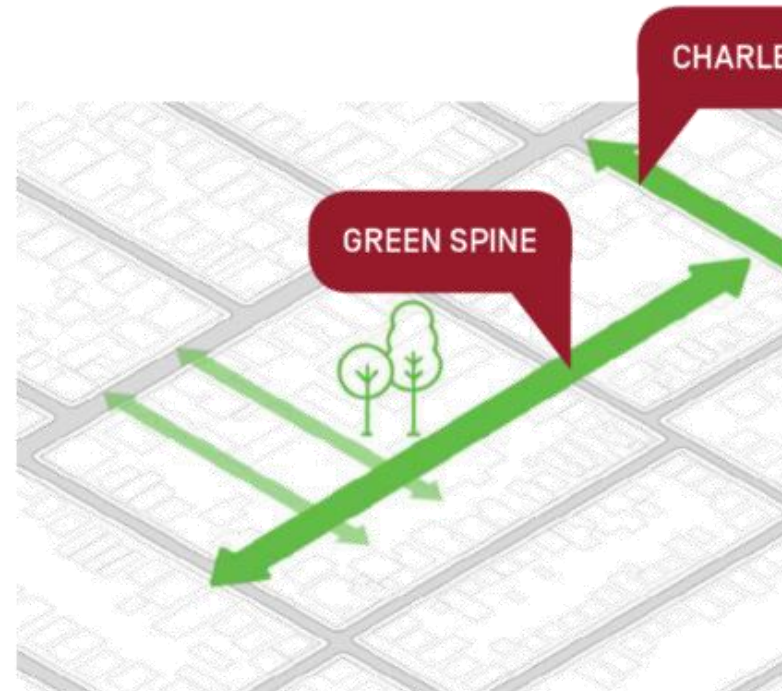
AN EXTENDED KING WILLIAM ROAD

The opportunity to extend the existing retail and commercial activation of King William Road south of the study area and pull this north, providing a greater continuation of main street vibrancy and activity. This possible extension to King William Road activation emphasises development that could add to the overall activity, and is characterised by the following:

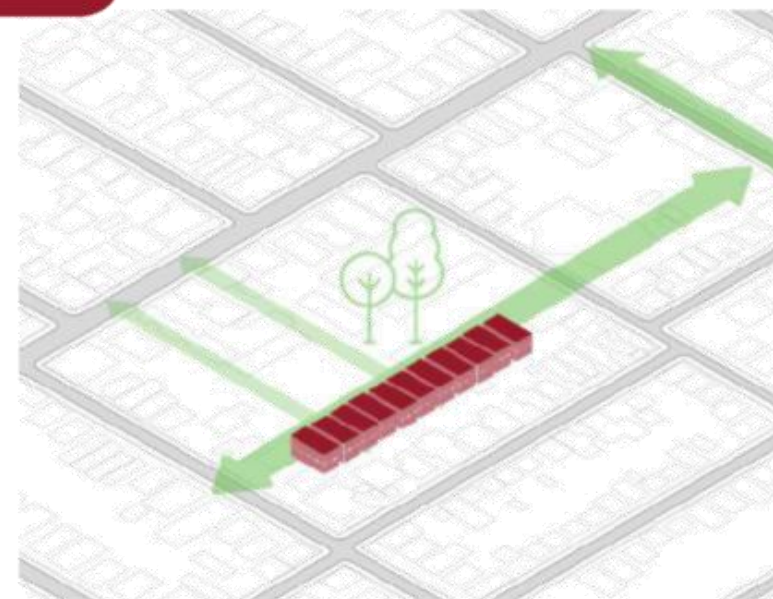
- Active retail that supports increased residential population within the study area
- Increased street landscaping and a continuous street tree canopy along King William Road with the study area
- Opportunity for Charles Walk and King William Road to have an improved connection and become a key urban node within the study area
- Emphasis on a pedestrian priority active main street experience



SIX KEY DESIGN STRATEGIES



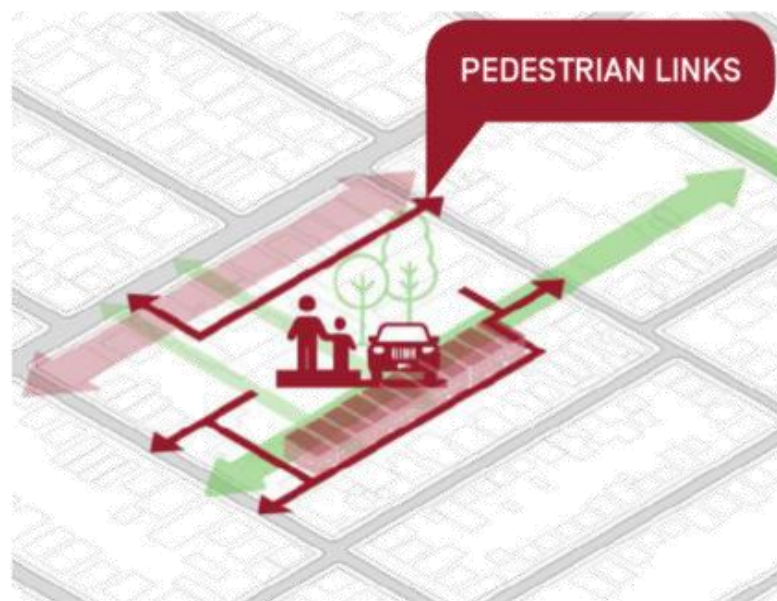
ESTABLISH ACTIVE GREEN LINKS TO CHARLES WALK



CREATE SMALLER SCALE BUFFER ZONE TO INTERFACE WITH EXISTING RESIDENTIAL



EXTEND KING WILLIAM ROAD ACTIVE FRONTAGE TO INCREASE AMENITY



ESTABLISH LANDSCAPED ROADWAYS
TO PRIORITISE PEDESTRIAN SAFETY &
COMFORT



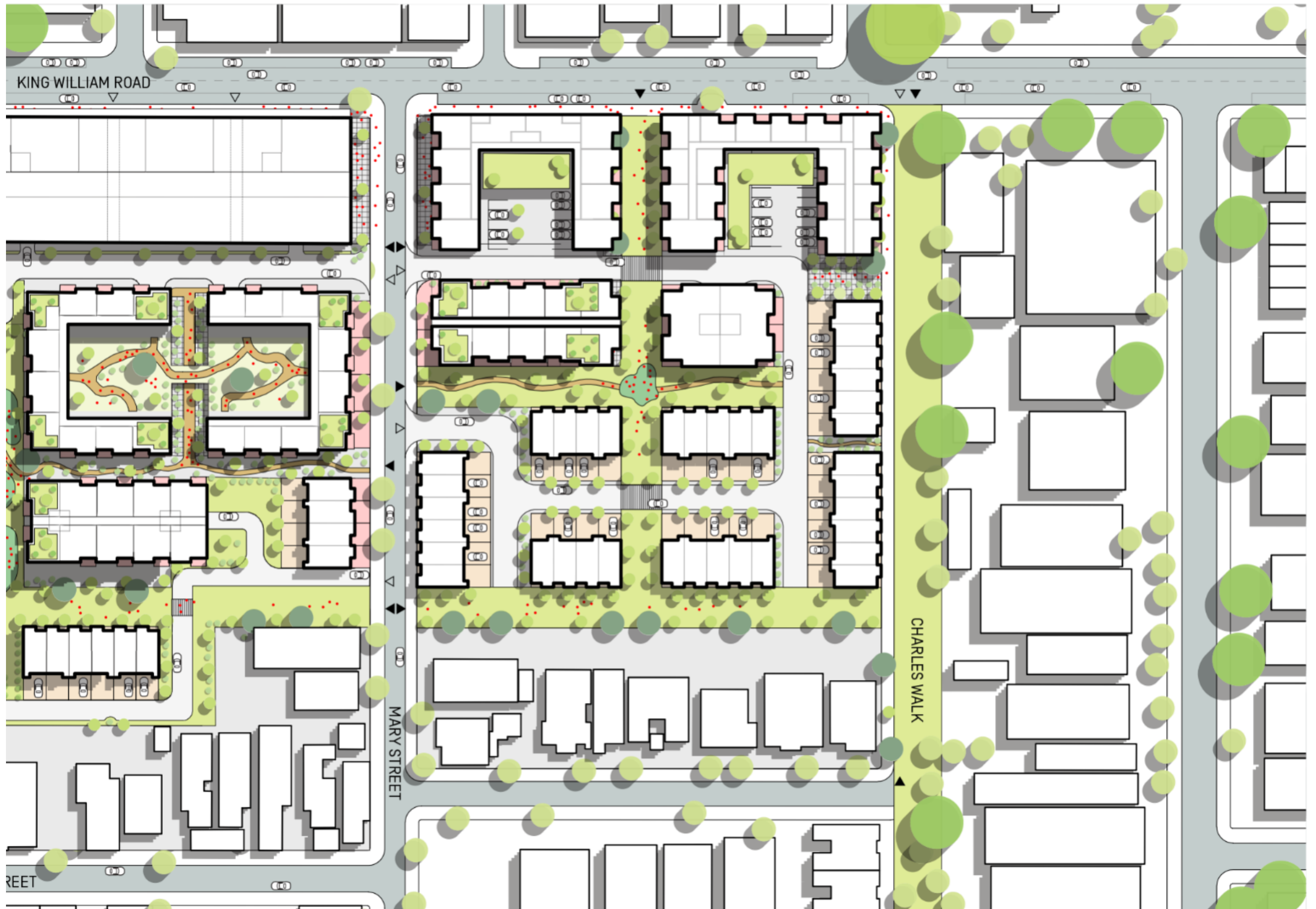
CREATE NEW CENTRE OF DENSITY TO
INFORM A NEW DIVERSE COMMUNITY



UTILISE DIVERSITY & DENSITY TO
UNLOCK FURTHER DEVELOPMENT
POTENTIAL

URBAN DESIGN STUDY PLAN

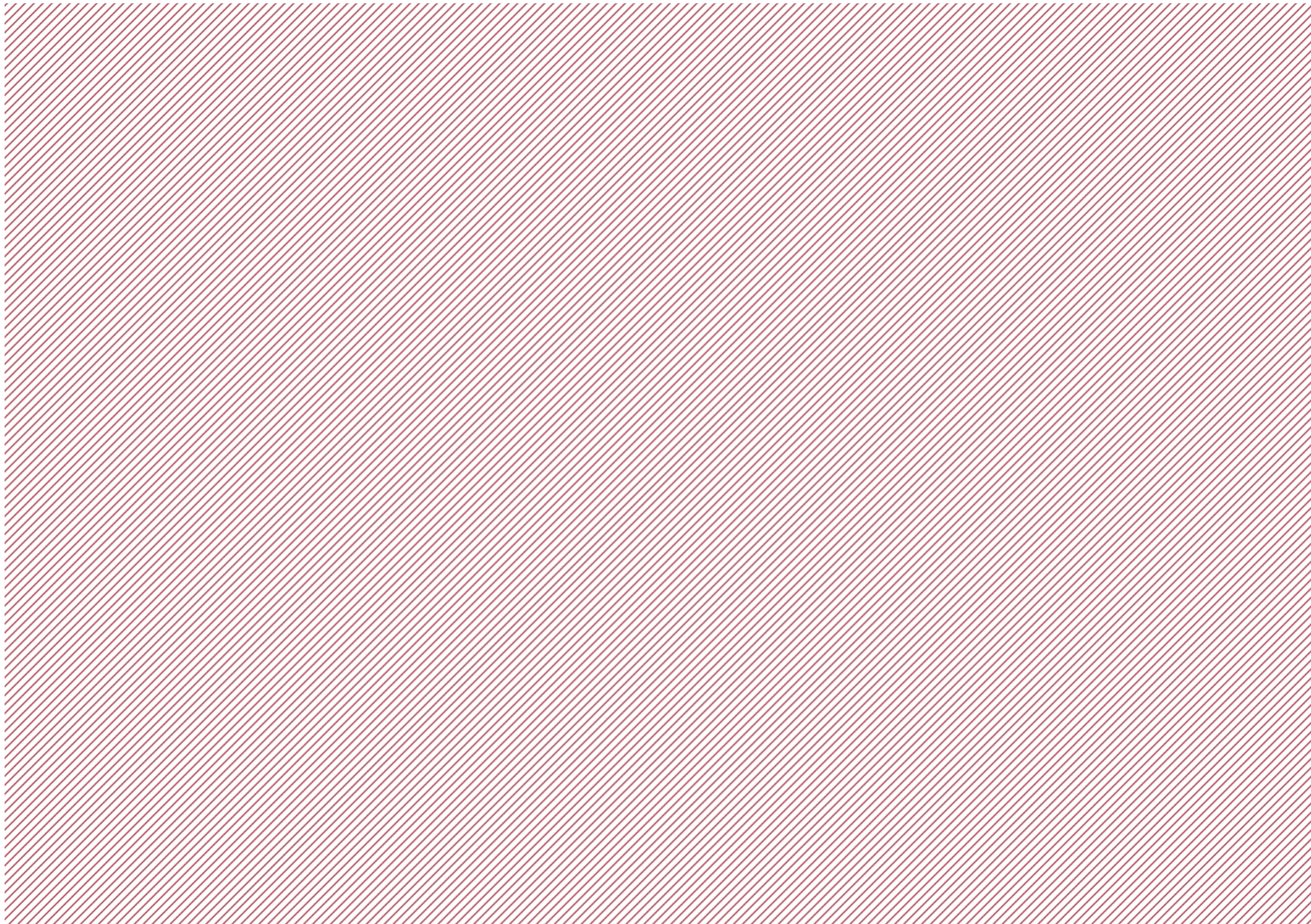




SECTION 03

DESIGN AND POLICY

PARAMETERS FOR SUCCESS



SIX KEY DESIGN & POLICY PARAMETERS FOR SUCCESS

The Vision and the Implementation Plan work together to provide a view of what the final outcome for the study area is as well as a roadmap for how to get there. It is envisaged, however, that the large majority of the development could be undertaken by third-party landowners and developers – and as such the Urban Design Study Plan also puts forward six key design policy parameters for the study area to guide third parties to successful outcomes.

HEIGHT

Development considerations of height ensures that developments are palatable for City of Unley, the State Planning Commission and the residents of Unley – particularly considering challenges of overshadowing, overlooking, and overall integration with the existing scale and context.

SETBACKS

Development response to key setbacks and build to lines ensures that developments respond to key sensitivities of pedestrian comfort, views, and integration into the existing community with specific regard to scale, overshadowing and access to light.

OPEN SPACE

Development considerations of open space ensures that developments provide an adequate quantity, quality and type of open space – specifically with development aspirations with higher-than-average residential density than the traditional fabric of the City of Unley.

ACCESS & PARKING

Development considerations of vehicular access ensures that developments not only provide developments that are connected, but this access contributes to the overall quality and comfort of the public realm throughout the study area. This includes vehicular access, pedestrian access, bicycle access and building access.

BUILDING FORM

Development considerations of building form ensures that developments provide both a unified and diverse expression of the precinct. It also helps guide a comprehensive and cohesive development from parcel to parcel – as well as a unified approach between the private developments and the public realm itself.

DIVERSITY

Development considerations of unit diversity – particularly through the consideration of building type variety – helps ensure that the study area is naturally diverse and the cross section of people and visitors the study area caters to is intentionally varied.



POLICY 1: **HEIGHT**



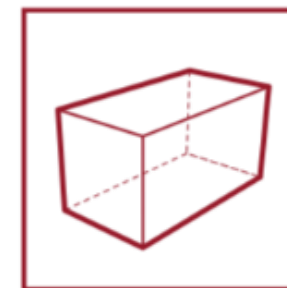
POLICY 2: **SETBACK**



POLICY 3: **OPEN SPACE**



POLICY 4: **ACCESS & PARKING**



POLICY 5: **BUILDING FORM**



POLICY 6: **DIVERSITY**

DEFINE HEIGHT TO RESPOND TO EXISTING CONTEXT

DESIGN INTENT

The design intent with regards to height is twofold: firstly, provide an opportunity for increased density and secondly, provide complementary building heights at the interfaces with existing conditions are the study area. The height is centralised in the centre of the blocks, mainly away from existing structures and existing street conditions.

DESIGN STANDARDS

Each new development in the study area should be restricted to the number of floors outlined in the diagram on the opposite page. The number of floors listed respects the surrounding neighbourhood context and proposes any inhabitable floor above the average ground level, and does not include any levels below grade.

DESIGN GUIDELINES

Developments should generally:

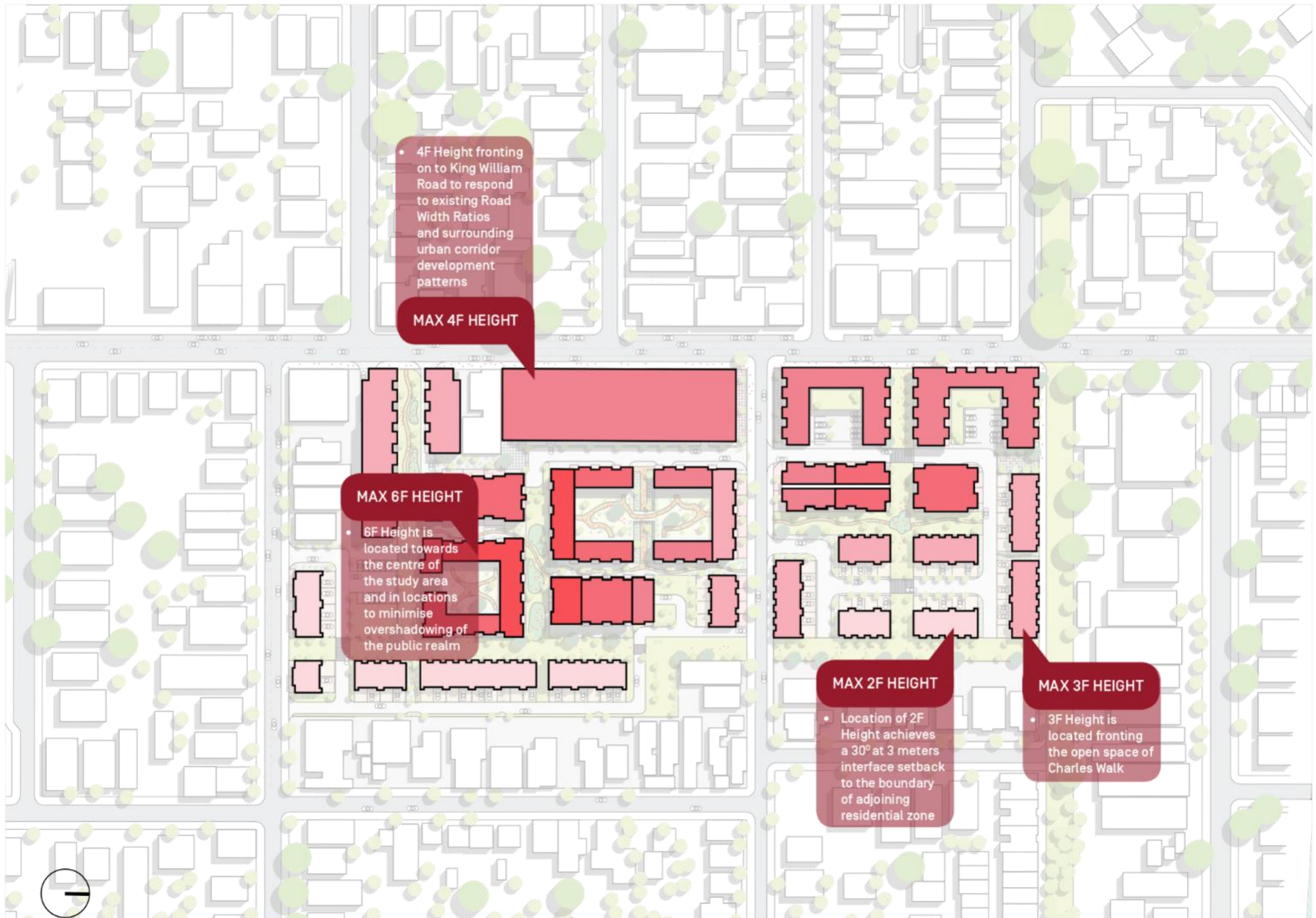
- Avoid materially overshadow public spaces and neighbours
- Reinforce active street character
- Provide complementary scale with existing as well as future development heights and scale

Each new development should include adequate floor-to-floor heights based on each use. Indicative heights include:

- Retail: minimum of 4.5M
- Commercial Office: minimum of 4M
- Residential: minimum of 3M

KEY OUTCOMES

- Townhouses fronting Mary Street at 3-storey height
- Townhouses fronting Arthur Street at 2-storey height
- Apartments maximum at 6-storey height
- King William Road maximum at 4-storey height



DEFINE SETBACKS TO ALLOW HEIGHTENED COMFORT WITH DENSITY

DESIGN INTENT

The design intent for Setbacks is threefold: firstly, to provide new development that is complementary in character to existing; secondly, to provide new development that limits challenges of overshadowing and overlooking; and thirdly, to provide new development that actively contributes to a vibrant public realm.

DESIGN STANDARDS

Each new development in the study area shall be restricted by the 30° zone interface setback from existing residential zone.

Each new ground level in the study area shall also adhere to the setback lines and build to lines outlined in the diagram on the opposite page.

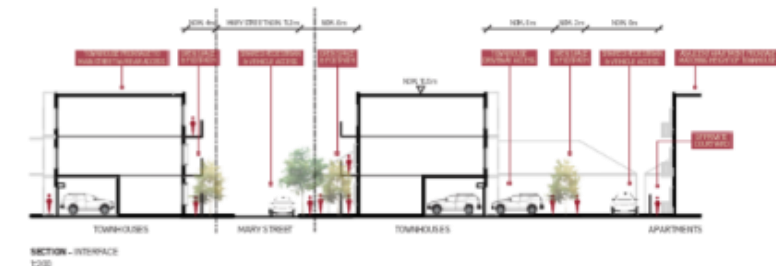
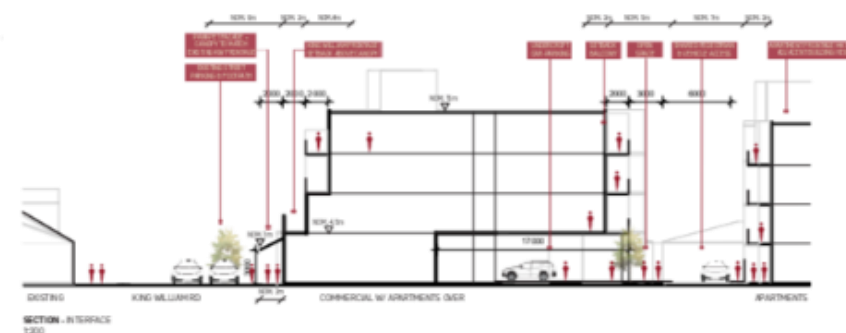
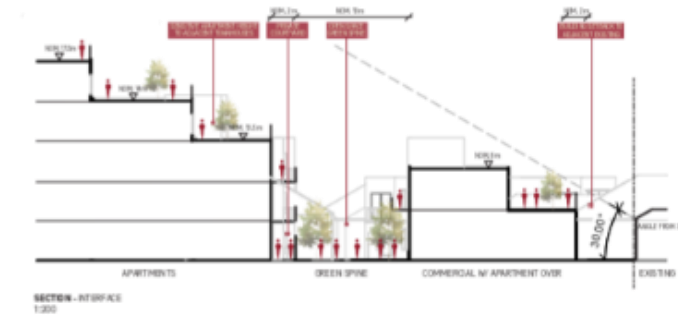
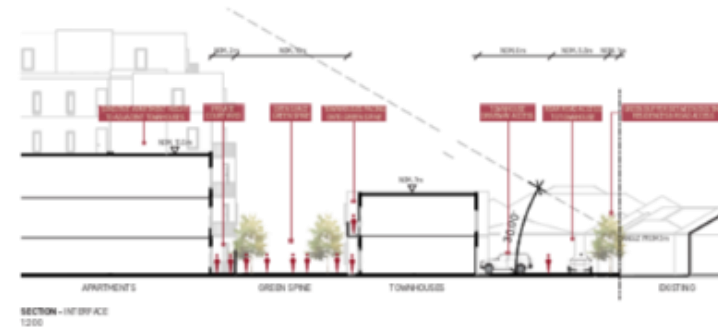
DESIGN GUIDELINES

Developments should generally:

- Avoid materially overshadow public spaces and neighbours
- Reinforce active street character, including building step backs at upper levels to compliment pedestrian scale

KEY OUTCOMES

- Interface 30° setback angle from 3m high
- Minimum setback between buildings >7m in height is 5m
- Buildings above 4 levels setback 2m per floor
- Setbacks on Mary St & Arthur St to match existing street character



DEFINE OPEN SPACE THAT SUPPORTS DENSITY WITH DIVERSITY

DESIGN INTENT

The design intent for Open Space is to provide diverse, quality public open space, private communal open space, and private open space that compliments increased densities.

DESIGN STANDARDS

Each development should contribute their portion of publicly accessible open space as outlined in the diagram

DESIGN GUIDELINES

Developments should generally:

- Reinforce active street character
- Provide places for people to gather
- Provide sheltered places from sun and rain

KEY OUTCOMES

- Public Open Space: approximately > 30%
- Shared Private Open Space: approximately > 5%
- High quality open space in variety of forms and performance features
- Private open space in form of balconies approximately 15% of unit / dwelling size
- Private open space minimum 2m in any one direction
- Build upon established Street Trees network
- Improve Water Sensitive Urban Design (WSUD) throughout the study area and encourage green roofs within developments



DEFINE VEHICULAR ACCESS & PARKING TO BOLSTER PEDESTRIAN SAFETY & COMFORT

DESIGN INTENT

The design intent for overall Access & Parking– including pedestrian, bicycle and vehicular access – is to provide a public realm that minimises clashes, promotes multimodalism, safety, comfort and vibrancy.

DESIGN STANDARDS

Each development should provide access (vehicular, pedestrian and bicycle) as indicated on the drawing on the opposite page.

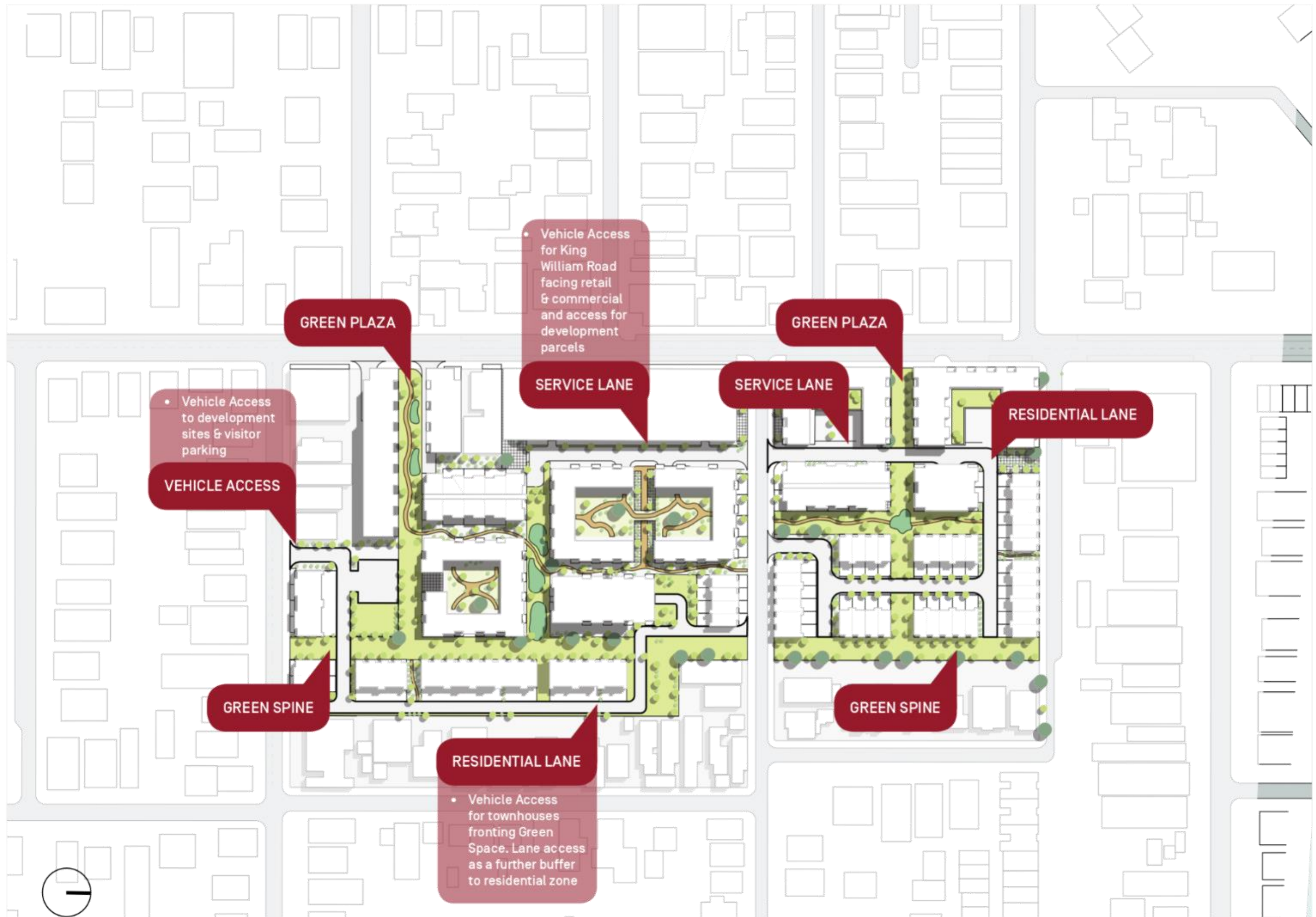
Developments should provide the following carpark ratios:

- 1.0 parks per 1 & 2 bedroom units
- 1.25 parks per 3 bedroom units
- .25 visitor parks per unit
- 2 parks per Townhouse (1 covered / 1 uncovered)
- 1.0 park per 33m²

DESIGN GUIDELINES

Developments should generally:

- Orient all building lobbies and individual ground level entries onto open space
- Prioritise pedestrian access & circulation
- Provide on-site waste collection
- Provide bike parking near building entry



GUIDE BUILDING FORM TO COMPLEMENT & ENHANCE EXISTING CHARACTER

DESIGN INTENT

The design intent for Building Form is to provide complementary articulation and character to the existing precinct and surrounding structures.

DESIGN GUIDELINES

Developments should generally:

- Use the change of units in architectural expression
- Step back upper storeys to compliment existing street scale and existing building scale

KEY OUTCOMES

Developments should generally:

- Townhouse dwellings to be grouped to reflect frontage and form of adjoining existing dwellings on Arthur Street
- King William Rd frontage to have canopy at 3m high to reinforce existing streetscape.
- Development fronting streets should be designed to provide attractive, high quality and pedestrian friendly street frontages
- Development fronting open space should be designed to meet Crime Prevention Through Environmental Design (CPTED) principles and activate open space



DEFINE BUILDING TYPE VARIETY TO ENCOURAGE RESIDENTIAL DIVERSITY

DESIGN INTENT

The design intent for Building Type is to provide a variety and diversity types to meet demographic needs.

DESIGN GUIDELINES

Developments should generally:

- Provide a mix & choice of housing units
- Provide a range of dwelling types that support different household needs
- Provide affordable housing (15% over site)
- Foster a commercial & retail mix that supports a diverse infill community
- Connect to open spaces and green places

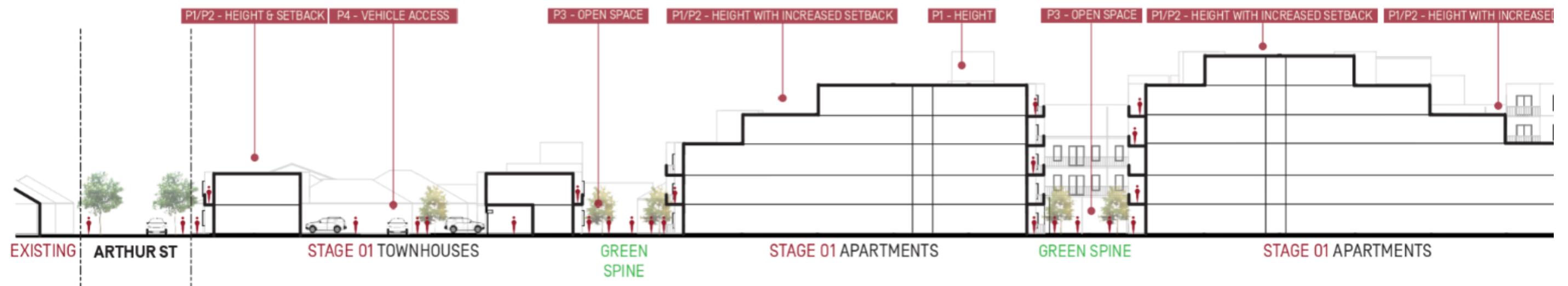
KEY OUTCOMES

Developments should generally:

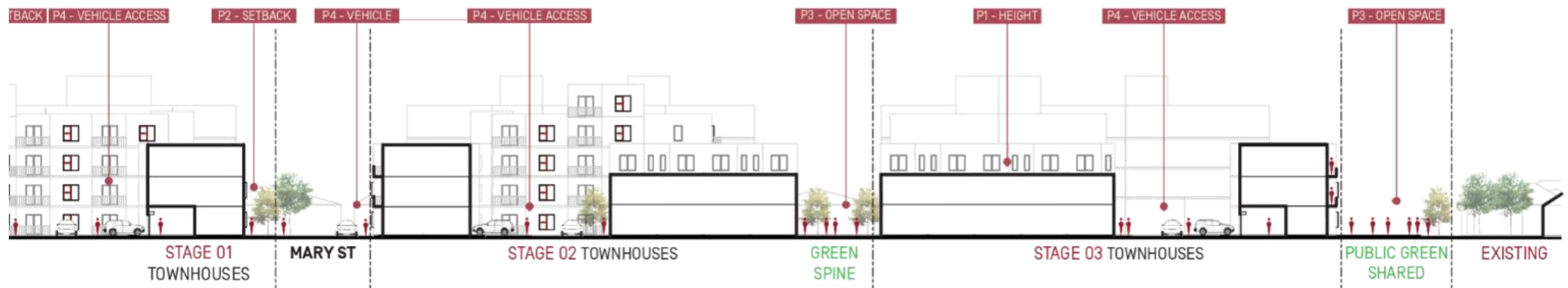
- Provide a combination of Townhouses and Apartments and a mix of 1, 2, and 3 Bedroom units that meet land economics market criteria and the design guidelines.



DEVELOPMENT THAT **INTEGRATES** WITH THE EXISTING **CONTEXT & COMMUNITY**



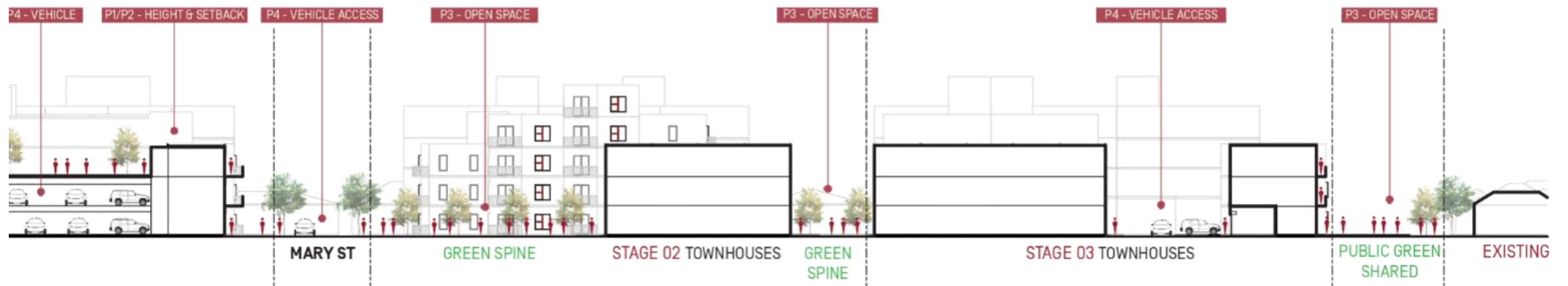
NORTH-SOUTH SECTION A



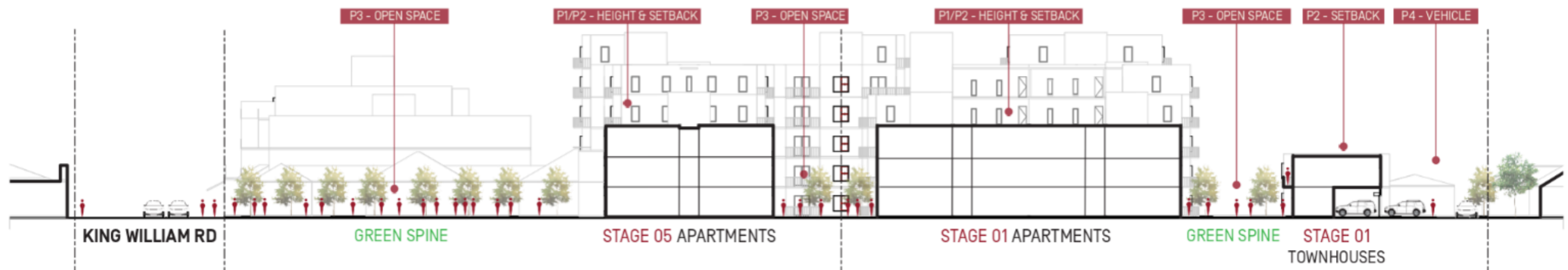
DEVELOPMENT THAT **INTEGRATES** WITH THE EXISTING **CONTEXT & COMMUNITY**



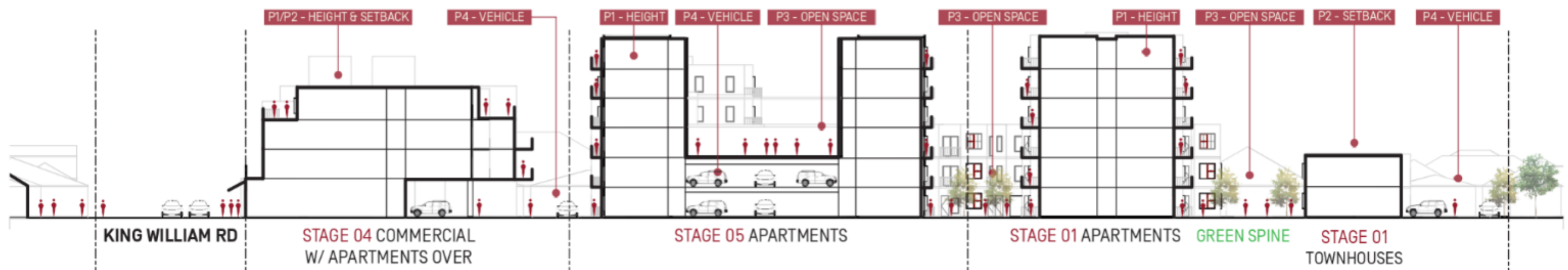
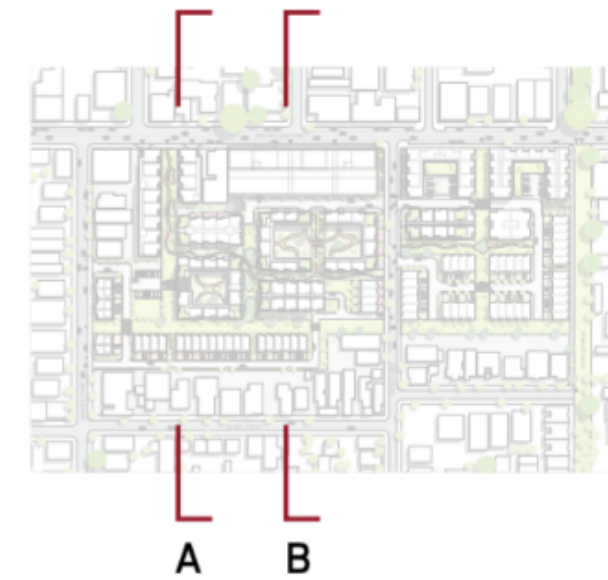
NORTH-SOUTH SECTION B



DEVELOPMENT THAT **INTEGRATES** WITH THE EXISTING **CONTEXT & COMMUNITY**



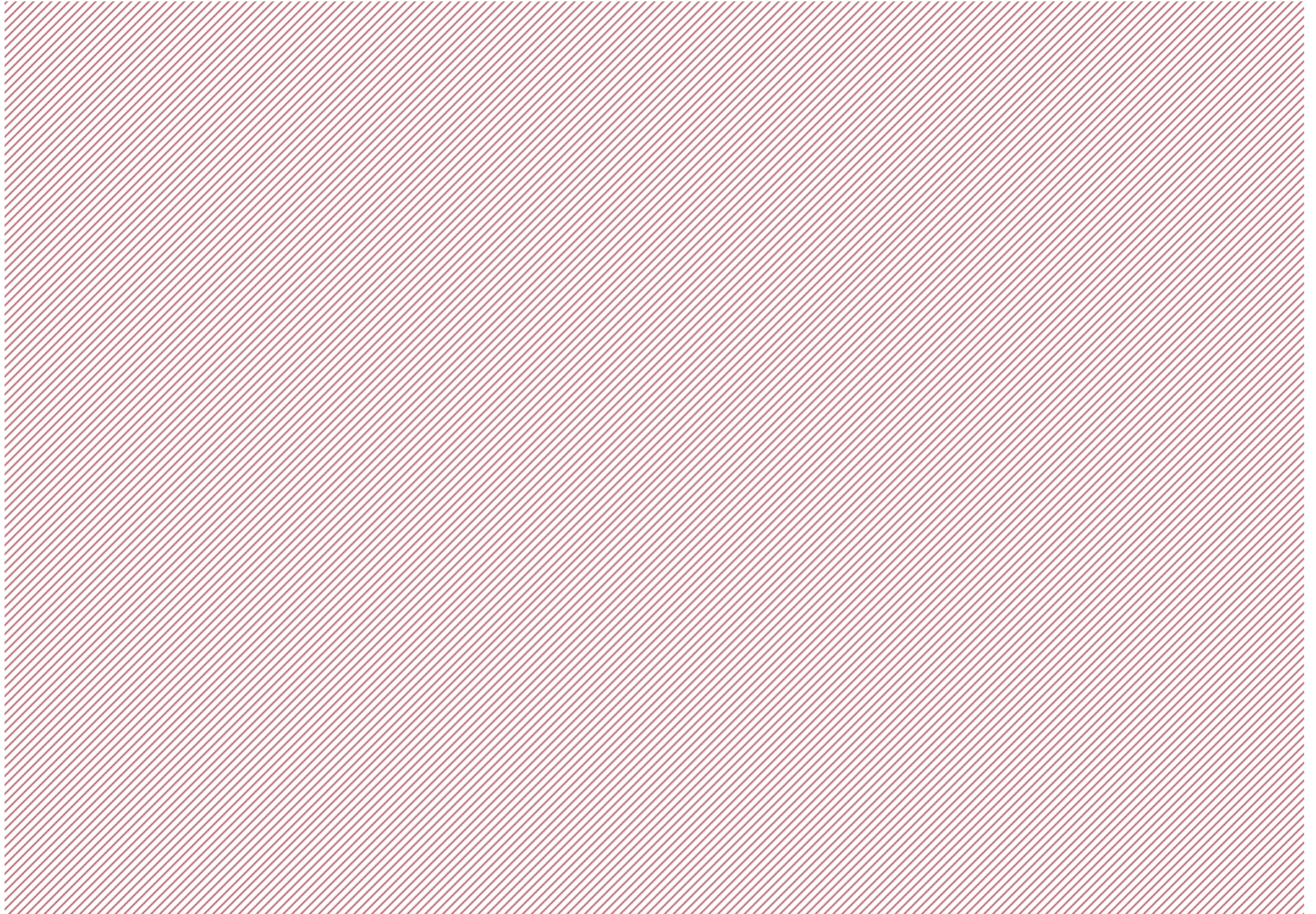
EAST-WEST SECTION A



EAST-WEST SECTION B

SECTION 04

IMPLEMENTATION FRAMEWORK



DIVERSE EXISTING OWNERSHIP, POSSIBLE PHASED IMPLEMENTATION

The Church Site & Precinct Study Area is made up of a variety of ownership groups – ranging from Council to private developers to private individual land owners. The urban design study plan outlines a possible multiple phased implementation approach in which each land owner could develop their own portion of the plan at their individual time lines and under their own power.

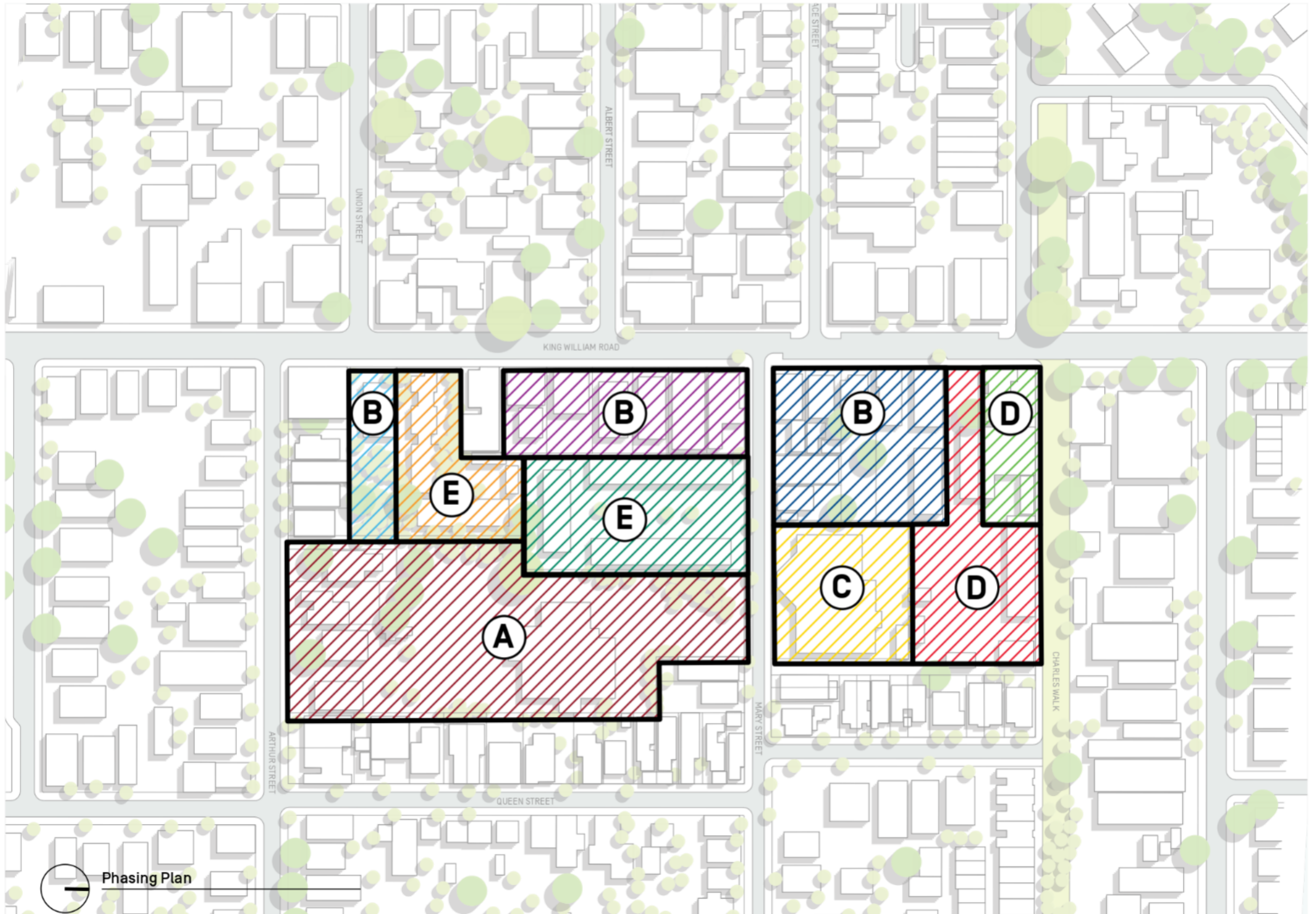
The urban design study plan has given consideration to the phases and landownership groups. The Phases are not a sequential order of future development, however demonstrated how multiple land owners could over time be co-ordinated into a collaborative development approach.

Based upon logical groupings of land ownership, the phasing implementation could occur in the following approach:

- Phase A: Church Site
- Phase B: Properties Fronting King William Road
- Phase C: Australian Post Site
- Phase D: Council Owned Site
- Phase E: Strata Multi-unit Residential Properties

The Phasing Plan on the adjoining page indicates how the land ownership groupings have been collated into the implementation phases

Phase	Dwellings <i>(No.)</i>	Car Parks <i>(No.)</i>	Commercial <i>(sqm)</i>
A	150	186	-
B	168	260	800m ²
C	20	40	-
D	64	86	300m ²
E	163	210	150m
Total	565	757	1,250m²



PHASE A: CHURCH SITE (60 ARTHUR STREET)

Phase A of the implementation approach is redeveloping the existing Church Street (60 Arthur Street) site – which is the largest area for consideration of the urban design study plan with a single land owner.

PUBLIC REALM IMPROVEMENTS

Possible public realm improvements include the following:

- Creation of the Green Spine from Arthur Street to Mary Street
- Creation of the eastern half of the new Green Open Space

NEW ROADS & INFRASTRUCTURE

Possible new roads and infrastructure improvements include the following:

- Public street connecting Arthur Street and Mary Street
- Visitor carparking
- Public pedestrian paths throughout

NEW DEVELOPMENT

Possible new development throughout Phase A includes the following:

- New townhouses (2 & 3 storeys) along Arthur Street, Mary Street, and eastern buffer
- Double loaded apartment building
- Single loaded apartment building

The table adjacent demonstrates an indicative development yield within Phase A of the study area.

The Phase A Plan on the adjoining page indicates how the Church Site (60 Arthur Street) land parcel could be developed within the context of the urban design study plan.

Phase	Dwellings (No.)	Car Parks (No.)	Commercial (sqm)
A	150	186	-
Total	150	186	-



PHASE A - E: FULL POTENTIAL

Phase A - E of the implementation approach demonstrates how the full potential of the urban design study plan can be realised. The Plan on the adjoining page indicates how Phase A: Church Site (60 Arthur Street) land parcel could be developed within the context of the urban design study plan.

The table adjacent demonstrates an indicative development yield over the multiple phases of the study area.

Phase	Dwellings <i>(No.)</i>	Car Parks <i>(No.)</i>	Commercial <i>(sqm)</i>
A	150	186	-
B	168	260	800m ²
C	20	40	-
D	64	86	300m ²
E	163	210	150m
Total	565	757	1,250m ²



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DECISION REPORT

REPORT TITLE:	NORMAN TERRACE EVERARD PARK REGENERATION DEVELOPMENT PLAN AMENDMENT (PRIVATELY FUNDED)
ITEM NUMBER:	2.2
DATE OF MEETING:	21 OCTOBER 2019
AUTHOR:	DAVID BROWN
JOB TITLE:	PRINCIPAL POLICY PLANNER
ATTACHMENTS:	<ol style="list-style-type: none">1. AFFECTED AREA MAP - NORMAN TERRACE EVERARD PARK REGENERATION DPA2. SUMMARY OF POLICY CHANGES - NORMAN TERRACE EVERARD PARK REGENERATION DPA3. ENGAGEMENT PLAN - NORMAN TERRACE EVERARD PARK REGENERATION DPA4. NORMAN TERRACE EVERARD PARK REGENERATION DEVELOPMENT PLAN AMENDMENT (DPA) L

1. **EXECUTIVE SUMMARY**

The Life Care Parkrose Village site at 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park, is an old facility recognised as needing a contemporary re-development for an independent living and aged care residential facility. It is a substantial land holding of over 1.9 hectares.

The current zoning is long-standing, out-dated and not cognisant of contemporary demands, nature of development and the strategic location.

Life Care approached and requested the City of Unley to consider supporting a privately funded DPA to address the re-zoning. A Statement of Strategic Context (Justification) was provided in support of the development benefits and facilitation by a privately funded process to achieve this end.

Pursuant to Council's Policy for Privately Funded DPAs, Council endorsed execution of a suitable Agreement with the proponent where necessary documentation and funding is provided to support Council's processing, consultation and review of a DPA.

Council, at all times, maintains full control of the proposed draft DPA in relation to the nature of change, public consultation and proceeding with its support (or not). The Minister for Planning has control of final approval.

In June 2019 Council endorsed and submitted a Statement of Intent, the first step to initiate a DPA, outlining the scope, nature and process to be followed in preparing the DPA.

The Minister approved the Statement of Intent in August 2019, allowing for the preparation, public release (November 2019 to January 2020), review (February 2020) and submission of the DPA by the end of March 2020. The Minister has ultimate discretion to consider approval of the DPA as resolved, with amendments, or possibly rejection of the final DPA.

The DPA proposal includes a change to the Residential Regeneration Zone (Norman Terrace Policy Area) to provide for an increased diversity and density of residential development and supporting ancillary uses. Building heights are to vary from two-storey at the local road interfaces up to five stories adjacent to Norman Terrace. A range of associated general development design policy would apply, including a proposal for a minimum of 15% deep soil zone (for trees). Public notification would be limited in relation to variations from primary land use and building height policy criteria.

A review of the DPA and all submissions will occur via a *Summary of Consultation and Proposed Amendments* (SCPA) report that will outline all submissions, proposed response and any proposed amendments to the DPA. The City Strategy and Development Policy Committee will consider the SCPA report on 16 March 2020 (and Council on 24 March) to approve any recommended amendments to the DPA before being submitted to the Minister for final approval (as proposed or amended). The Minister may also still potentially reject the DPA.

The approved DPA (as proposed or amended, and if not rejected) and amendment to the current Development Plan will be transitioned into the new replacement Planning and Design Code (P+D Code) by July 2020, currently on consultation through to end February 2020. The structure and form of the new P+D Code is different, and the transition of policy will be as determined by the Minister for Planning as the most appropriate to reflect the changed policy.

2. RECOMMENDATION

That:

1. The report be received.
2. Council endorse the draft Norman Terrace Everard Park Regeneration Development Plan Amendment for the re-zoning of the Parkrose Village site at 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park, to the Residential Regeneration

Zone (Norman Terrace Policy Area) for an appropriate higher density, scale and diversity of residential accommodation.

3. Council endorse the public release of the draft Norman Terrace Everard Park Regeneration Development Plan Amendment in accordance with the associated Engagement Plan to support appropriate public consultation, engagement and review process.

3. RELEVANT CORE STRATEGIES/POLICIES

1. Community Living

1.3 Our City meets the needs of all generations.

3.1 City of Unley Community Plan 2033 – Strategic Planning Framework

3.2 State Planning Strategy (The 30-Year Plan for Greater Adelaide (2017 Update) provides direction for increased and diverse housing to suit needs.

4. BACKGROUND

The site and area in question have been subject to consideration of proposed zone and policy change previously.

The Village Living and Desirable Neighbourhood Development Plan Amendment – Residential Character, and Growth Areas and Council-wide Policy Review (Residential Character and Growth DPA2) in 2014 proposed residential zone changes across the city, and for this area, to address maintenance of character areas and identification of strategic and suitable infill and growth areas.

Following comprehensive public consultation through the second half of 2014, there was significant community feedback and revised options for the western area as part of a post-consultation review in 2015. The DPA was split to allow the DPA2 Part 1 (East) to proceed to approval by the Minister for Planning in July 2017. The DPA2 Part 2 (West) for the area to the west of East Avenue, the tram line and Goodwood Road was deferred and not progressed due to the significant community feedback, desired revisions and ultimate position of the Department of Planning, Transport and Infrastructure (DPTI). There was particular concern around the higher density and in-fill residential proposals affecting the current subject area and the areas to the south of the tramline to Forest Avenue.

With the progression of the Planning Reforms and the development of a new Planning and Design Code, the Minister in 2017 indicated no more DPAs would proceed. This led to the DPA2 Part 2 (West) being discontinued and the zoning left out-of-date.

However, the Minister has more recently revised this position to support DPAs which deliver strategic and priority outcomes. As a consequence, Life Care has chosen to fund a DPA as landowner, to incorporate changes in advance of the Code being enacted in July 2020.

5. DISCUSSION

The site at Parkrose Village 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park, encompasses a substantial existing long-standing aged independent living and care facility comprising 12 consolidated titles and site area of over 1.9 hectares. A map of the affected area is contained in Attachment 1.

Attachment 1

The site is currently in the Residential B 350 and Residential Streetscape (Built Form) Zones. These limit the density of dwelling re-development opportunity to 350m² and 800m² minimum site areas respectively and a maximum two-storey height.

Council's Strategic Planning Framework, and previous outcome of Residential Character and Growth DPA2 Part 2 (West) in 2014, supported a zoning change for this area and site, to facilitate an appropriate higher density and diversity of residential accommodation, encompassing a sensitive lower two-storey height to the edge along local streets, and adjacent lower rise development, with greater height focussed towards the tram-line frontage.

The specific site is a current focus for re-zoning given its large size and out-dated facilities. The preparation of the DPA has been precipitated by a request and funding from Life Care to support a new policy framework for a contemporary aged accommodation redevelopment. The proponent (Life Care), pursuant to the Funding Agreement, in addition to funding support, is obligated to prepare and provide the key necessary investigations and documents for review and confirmation. However, Council maintains full responsibility for the DPA process and all key stages including content, processing, review and final form. The Minister ultimately has control of the final policy approved, as proposed or with amendment, or its rejection.

The first step to initiate a DPA, a Statement of Intent, was approved by the Minister in August 2019. The Statement of Intent details the scope, relevant strategic/policy considerations, nature of investigations to be carried out, the public consultation process (minimum statutory requirements plus additional measures, eg letters to affected area) and timeframes to be followed in preparing the DPA.

The approved Statement of Intent allows Council to prepare the draft Norman Terrace Everard Park Regeneration Development Plan Amendment (DPA), release the DPA for public consultation, undertake a review and submit a final draft DPA by the end of March 2020.

The DPA includes the following key changes for the subject location:

- Replacement of Residential B350 and Residential Streetscape (Built Form) Zones with Residential Regeneration Zone (Norman Terrace Policy Area);
- An increased diversity and medium to high density (180 to 80m² site areas per dwelling) of residential and aged accommodation development and supporting ancillary uses;
- Increased building heights from low-rise two-storey (8 metres) at the local road interfaces up to medium-rise five stories (17.5 metres) adjacent to Norman Terrace;
- Associated specific development design policy, in addition to existing general development design policy, including a minimum of 15% deep soil zone (for trees);
- Review and reinforcement of current applicable standards for on-site car parking provision (worker and visitor);
- Public notification limited in relation to variations from primary land use, building height and setback policy criteria.
- Consequential edits to zone maps and overlays.

A more comprehensive summary of proposed policy changes is contained in Attachment 2.

Attachment 2

A copy of the draft Norman Terrace Everard Park Regeneration Development Plan Amendment is contained in Attachment 3.

Attachment 3

Community consultation is an important stage in the development of a DPA, to advise the local residents and property owners of the proposed planning changes and provide them with the opportunity to comment. The accompanying associated Engagement Plan outlines the scope and nature of public consultation, engagement methods and material regarding proposals and the review process.

The further explanatory information and the DPA will be available on the Council website www.unley.sa.gov.au and in hard copy at the Council Civic Centre, Clarence Park Community Centre and Goodwood Library.

It is anticipated the draft DPA will be on consultation from 14 November 2019 to 16 January 2020, providing for the minimum statutory eight-week period plus a week in recognition of the public holiday period. The timing of the consultation period over this period is unfortunate, however, necessary to meet the Minister's timeline.

Open Drop-in Sessions in the early part of the consultation period will also be held at the Clarence Park Community Centre for those interested residents to view further information and talk to Council officers.

Contact with Council officers will also be readily available through the consultation and review process.

A copy of the Engagement Plan is contained in Attachment 4.

Attachment 4

A Public Meeting, before the City Strategy and Development Policy Committee (delegate of Council), will be held from 6:30pm on 10 February 2020 to hear from those groups or people wishing to make personal presentations.

Copies of all submissions received will be available for inspection by interested persons at the Council office from 22 January 2020 until the Public Meeting.

A review of the DPA and all submissions will occur via a *Summary of Consultation and Proposed Amendments* (SCPA) report that will outline all submissions, proposed response and any proposed amendments to the DPA. The proponent (Life Care), pursuant to the Funding Agreement, is to review the DPA and all submissions following consultation and prepare the requisite SCPA report for evaluation and resolution by the Administration. The City Strategy and Development Policy Committee on 16 March 2020 (and Council on 24 March) will consider the SCPA report to finalise any recommended amendments to the DPA.

Subject to Council's approval, the SCPA report (including details of all submissions) will then be submitted to the Minister for Planning for review and consideration in the final approval of the draft DPA (as proposed or amended). The Minister may also potentially reject the DPA.

The detailed proposals within the DPA will be developed in co-ordination with the principles established within the Unley (City) Development Plan. However, the Development Plan is to be replaced by the Planning and Design Code, currently on public consultation through to 28 February 2020, from 1 July 2020. The final outcome of this proposed DPA (if and as adopted by the Minister) will be transitioned by the Minister into the new Code as determined appropriate. The transition process will be undertaken by the Minister and may be subject to further amendments from the final approved draft DPA, in accordance with the final Planning and Design Code. Council will not be consulted regarding these final changes.

6. ANALYSIS OF OPTIONS

Option 1 - Council endorse the draft Norman Terrace Everard Park Regeneration Development Plan Amendment for the re-zoning of the Parkrose Village site at 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park, to the Residential Regeneration Zone (Norman Terrace Policy Area) for an appropriate higher density, scale and diversity of residential accommodation.

Council endorse the public release of the draft Norman Terrace Everard Park Regeneration Development Plan Amendment in accord with the associated Engagement Plan to support appropriate public consultation, engagement and review process.

Consistent with the previous Council direction, the re-zoning of the Parkrose Village site at 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park for contemporary redevelopment realises positive residential accommodation options for the community.

The initiation of a DPA, with Agreement on the manner of private contribution and funding support, will facilitate the policy change while assisting with addressing the burden upon existing Council resources and priorities.

Council's Strategic Planning Framework, and the previous outcome of DPA2 Part 2 (West), support a zoning change for this area and site, to facilitate an appropriate higher rise, density and diversity of residential accommodation. The draft DPA is appropriate to the local site conditions and orderly planning, and it is appropriate that the draft Plan be advanced for community consultation.

The Council will maintain control of all stages of the DPA process. Feedback arising from community consultation and impact to the proposed DPA will be presented to Council for their consideration.

Option 2 – Not support the draft Norman Terrace Everard Park Regeneration DPA for the re-zoning of the Parkrose Village site at 28-36 Norman Terrace, 1-5 Ross Street and 24 Fourth Avenue, Everard Park.

The proposed changes to zoning and policy would not proceed at this time.

The changes may subsequently be pursued as a future amendment of the new P+D Code after July 2020. A Code Amendment may be undertaken by a property owner, or Council, with the support and review of the State Planning Commission (SPC) and ultimately the Minister for Planning approval.

The nature of the Code limits the scope for local and geo-specific detailed policy. A Code Amendment by a property owner direct with the SPC and Minister would subvert Council involvement. Council could be an interested stakeholder and make a submission for consideration like any other stakeholder.

The property owner could also currently pursue a Development Application, with the Council Assessment Panel, or potentially through a Coordinator General call-in with the State Commission Assessment Panel, for merit assessment of a development proposal as a variation from existing policy.

7. RECOMMENDED OPTION

Option 1 is the recommended option.

8. POLICY IMPLICATIONS

A DPA is a large project and commitment to significant change to the planning zoning and policy for an area.

8.1 Financial/Budget

A DPA as a large undertaking inherently involves allocation of resources and budget costs.

The Funding Agreement by a private entity helps support the DPA process and off-set these typical additional costs for Council.

Pursuant to the Funding Agreement, a sum of \$7,000 was paid upon Minister approval of the Statement of Intent and a further \$28,000 was due upon provision of the final draft DPA to Council, affording a total of \$35,000 for use to support the DPA process at Council's discretion.

8.2 Legislative/Risk Management

The execution of an Agreement for a Privately Funded DPA confirms the arrangements, respective responsibilities and agreed funding to Council.

Probity and transparent process and decision making would be required to avoid any perception of actual bias.

8.3 Staffing/Work Plans

The preparation, public consultation processes, review and progress to approval requires a focus for staff resources.

This will be managed in-house, with the funding provided as part of the Funding Agreement to enable additional resources to manage this stage of works with other current project priorities.

8.4 Environmental/Social/Economic

It has been recognised that the current zoning is out-of-date, and an update would be warranted.

Facilitating appropriate re-development of the site would afford a contemporary aged independent living and residential care facility within the community.

The draft DPA provides consideration to the environmental, social and economic outcomes in coordination with greater development potential.

8.5 Stakeholder Engagement

Comprehensive community consultation occurs as part of the release and review of the DPA proposed zone and policy changes.

The local area has a recent history of community concerns towards wider scale DPAs, and sensitivity will be given to tailor the approach regarding community expectations.

Refer to the attached Engagement Plan contained in Attachment 2.

9. REPORT CONSULTATION

City Design, City Development.

10. REPORT AUTHORISERS

Name	Title
Ben Willsmore	Manager City Design
Claude Malak	General Manager, City Development

Norman Terrace Everard Park Regeneration DPA Summary of Changes

Changes	Existing	Proposed
Zone	Residential B350 Zone Residential Streetscape (Built Form) Zone (frontage to Fourth Avenue)	Residential Regeneration Zone (Norman Terrace Policy Area)
Land use	Residential Dwellings primarily detached (or semi) Aged accommodation not precluded Existing non-residential uses	Residential Dwellings and aged, supported and retirement accommodation Ancillary and minor uses, including: Community centre, indoor recreation centre, library or consulting room / office (up to 100m ²)
Density	Min dwelling site area = 350m ² Min dwelling site area = 800m ²	Dwelling = 180m ² Residential Flat Build = 120m ² Site > 2,000m ² Dwelling = 100m ² Residential Flat Building = 80m ²
Height	2 storey (1 storey presentation to Fourth Avenue)	2 storey (up to 8m) from Ross Street and Fourth Avenue for up to 30m 5 storey (up to 17.5m) to Norman Tce 30° at 3m agl at west Zone boundary
Road Setback	8m or match existing	5m Ross Street and Fourth Avenue 6m Norman Terrace
Deep Soil Zone	3 storey or more buildings = 7%	3 storey or more buildings on sites over 3,000m ² = 15%
Car parking	Dwelling = 1-2 plus 0.5 visitor Retirement = 1/bed plus 0.5 visitor Aged = 1/3 beds	Dwelling = 1-2 plus 0.5 visitor Retirement = 1/bed plus 0.5 visitor Aged = 1/3 beds Consolidate and minimise number of crossovers to streetscape
Public Notification	RB350 and RS(BF) Zones Category 2 Notice to adjacent land: <ul style="list-style-type: none"> Dwellings 2 storey or more Aged, Multiple, Residential Flat Building, Retirement Village or Residential Care: <ul style="list-style-type: none"> up to 2 storey (over 2 storey Category 3) In Residential Regeneration Zone Category 2 for any height	Norman Terrace Policy Area Category 2 Notice to adjacent land: <ul style="list-style-type: none"> Dwellings 2 storey or more Aged, Group, Multiple, Residential Flat Building, Retirement Village or Residential Care where 3 or more storeys in height: <ul style="list-style-type: none"> within 30m Ross Street or Fourth Avenue building height exceeds 17.5m road or boundary setback less than prescribed
Airport Building Heights Overlay	Exceeding 15m referred to Federal Airports Corporation	Exceeding 17.5m referred to Federal Airports Corporation
Maps	Zones Map Un/7	Zones Map Un/7 Policy Areas map Un/16

Norman Terrace Everard Park Regeneration Development Plan Amendment (DPA)

Community Engagement Plan

INTRODUCTION

This Community Engagement Plan is designed to reflect The City of Unley Community Engagement Process as documented in the “Community Engagement Toolkit” and the Development Act statutory public notification and consultation requirements for a Development Plan Amendment (DPA). It is designed to:

- maximise opportunities for potentially affected people to be aware and provide input;
- enable quality project management and co-ordination of consultation and DPA process;
- provide clear accountability and transparency;
- identify processes which are simple and easy to use;
- outline the context, the parameters and plan to manage risk.

STEP 1: NEED TO ENGAGE THE COMMUNITY?

Council has identified open, meaningful and transparent engagement with stakeholders and the local community as an intrinsic part of any public consultation.

In processing a DPA there are specific minimum statutory requirements.

The proposed engagement exceeds these minimum standards per the Council's policy.

1.1 Purpose of Engagement

The purpose of engagement is to ensure that those who have an interest in, and are likely to be impacted by, changes to Development Plan policy will be aware and enabled to participate.

Further, it is crucial the local community and stakeholders feel that their views have been heard and considered in the review of proposed planning policies that give effect to the preferred design principles and development outcomes.

1.2 Engagement Parameters

The preparation of an amendment to the Development Plan requires a statutory consultation process. Council's Engagement Plan for this project will exceed these requirements and therefore readily comply with any legislative requirements.

The geographic focus of the engagement includes the residential areas that directly adjoin and surround the affected area. These property holders have been identified as the key stakeholders. It is noted that others who may work in or visit this area or have an interest in the subject site or area are secondary stakeholders but equally valid contributors.

With any zone policy change and potential development intensification there is a potential for a diversity of interests and opinions.

1.3 Legislative Requirements

This Engagement Plan is consistent with Council's Public Consultation Policy and with the consultation requirements for Development Plan Amendments (Development Act S25).

While the DPA may be proposed by the Council, the Minister for Planning controls its nature and content via the preceding agreement to a Statement of Intent outlining the scope of changes and has the ultimate discretion to approve (or amend or reject) the final proposed version of the DPA.

1.4 Timelines for Engagement

(Refer to attached program).

The engagement process involves a number of key stages. The consultation on the draft DPA will satisfy the statutory minimum requirements of 8 weeks, with additional time allowed for the Christmas / New Year period, a Public Meeting for personal presentations and Summary of Consultation and Proposed Amendments (SCPA) report review process.

STEP 2: WHO'S INCLUDED?

2.1 Stakeholder Mapping

The Table below identifies those individuals and groups who are potentially to be **impacted** by, have an **interest** in and be able to **influence** the outcome of the decision.

Stakeholder	Category	Area of Interest
Council Elected Members	Influencers	Clear process, nature of proposed policy, regard for stakeholder views and balanced decisions.
Property Owners / Developers	Impacted	What opportunities policy change might enable?
Businesses	Impacted	How their business could be affected?
Adjacent Property Owners and Occupiers	Impacted	What impacts changes might have?
Persons from the wider area and/or Visitors	Interested	Understanding potential changes.
Government Agencies	Influencers	How does what is proposed relate to their organisation's plans and policies? What impact might it have?

Stakeholder	Category	Area of Interest
Member's of Parliament	Influencers	What changes might mean for constituents.

2.2 Key Stakeholder Catchment Size and Location

As part of the Statement of Intent the primary catchment area for the engagement process was identified as 300 metres radius. Property owners within this area will receive direct notification about the DPA, since they are more likely to be directly impacted by any changes to planning policy.

The other interest groups and persons who may have an interest in the policy change will have an opportunity to be appraised and provide feedback through the broader media notices, media advice and Council web-site.

Local Members of Parliament, Government Agencies, Adjoining Councils and identified Organisations also receive direct advice.

STEP 3: WHAT IS NEGOTIABLE AND NON-NEGOTIABLE?

Council has developed a number of strategies which seek to promote and encourage residential growth, diversity and ageing well. These strategies are consistent with the State Government's 30-Year Plan for Greater Adelaide with respect to all neighbourhoods. Potential community concerns about increasing residential densities and building heights are recognised but growth and policy change is directed and guided by the 30-Year Plan.

STEP 4: AT WHAT LEVEL IS THE ENGAGEMENT?

This community engagement operates at the "consult" level where good information is provided to enable effective two-way communication about the kinds of policy changes needed to increase the economic, social and residential diversity and vibrancy while respecting neighbourhood and residential context.

STEP 5: HOW WILL ENGAGEMENT BE CONDUCTED?

5.1 Statutory Engagement

A summary of the required minimum statutory engagement is provided below.

Item	Statutory	Details	Date
Release for Public consultation (min 8 weeks)	Dev Act Sec25(8)(b)(i&ii)	<i>Process B2 – further Minister Approval not required</i>	14 Nov 19 – 16 Jan 2020
Government Agency letters	Dev Act Sec25(8)(b)(i)	<i>See Final Mail Out List for recipients</i>	14 Nov 2019

Public notice – Advertiser	Dev Reg 11A(1) and Reg 11A(6)(b)(i)	Advising of time & place for inspection and inviting written comment, availability of submissions	14 Nov 2019
Public notice – Government Gazette	Dev Reg 11A(1) and Reg 11A(6)(a)(i)	Advising of time & place for inspection and inviting written comment, availability of submissions	14 Nov 2019
Public meeting	Practitioner's Guide to Preparing DPA's p.23-24 Dev Reg 12	Unley Civic Centre Oxford Tce Unley 7:00pm (communicated in letters)	10 Feb 2020
Update Section 7 templates	Land & Business (Sale & Conveyancing) Act Sec7	Advice to prospective purchasers of draft DPA policy change	From consultation date to final approval and gazettal date

5.2 Non-statutory Additional Engagement

A summary of the additional non-statutory informal engagement is provided below.

Item	Statutory	Details	Date
Public notice – Eastern Courier Messenger	No	Advising of time & place for inspection and inviting written comment, availability of submissions	12 Nov 2019
Letters to adjacent and surrounding land owners / residents	No	<i>Over 1,000 properties residents plus absent owners – see map</i>	14 Nov 2019
Letters to organisations	No	<i>See List for recipients</i>	1 Nov 2019
Information session	No	Letters to affected land owners Drop-in sessions: Clarence Park Community Centre	5:30-7:30 Thurs 28 and 11:00-1:00 Sat 30 Nov 2019
Website	No	Info on consultation page and front banner	14 Nov 19 – 16 Jan 20
Messenger 'Unley Life' Column	No	Brief note	27 Nov 19 11 Dec 2019 8 Jan 2020
Letter to adjoining Councils	No	<i>See List for recipients</i>	1 Nov 19
Letter to MP's	No	<i>See List for recipients</i>	14 Nov 19

5.3 Recipients List

Government Agencies

The following agencies will be consulted during the consultation stage of the DPA:

- Department of Human Services
- Department for Environment and Water
- Department for Health and Wellbeing
- Metropolitan Fire Services

- Department of Planning, Transport and Infrastructure
- Department of the Premier and Cabinet
- Department of Primary Industries and Regions
- Department of the Treasury and Finance
- Department for Innovation and Skills
- Environment Protection Authority
- SA Power Networks
- APA Group
- SA Water
- State Emergency Services
- Renewal SA
- Office of Local Government
- Office for Design and Architecture SA
- Adelaide Airport Limited

Members of Parliament

The following Federal and State Members of Parliament will be consulted during the consultation stage of the DPA:

Federal Members of Parliament

- Steve Georganas MP Member for Adelaide
- Nicolle Flint MP Member for Boothby

State Members of Parliament

- Hon David Pisoni, Member for Unley
- Ms Jayne Stinson, Member for Badcoe

Adjoining Councils

The following adjoining Councils will be consulted during the consultation stage of the DPA:

- Burnside Council
- Marion Council
- Adelaide City Council
- Mitcham Council
- West Torrens Council

Organisations

The following Organisations will be consulted during the consultation stage of the DPA:

- FOCUS (Friends of the City of Unley)
- Real Estate Institute

- Housing Industry Association
- Planning Institute of Australia (SA)
- Urban Development Institute (SA)
- Property Council of Australia

Land Owners and Residents

See 5.4.

5.4 Engagement Tools

Statutory Notice

A copy of the draft statutory notice to be placed in the media (The Advertiser, The Messenger and Government Gazette) is contained in Attachment 1.

Letter

An introductory letter will be mailed out to all potentially directly affected property owners (or occupiers) surrounding the affected area (approximately 300m radius). A slight extension north is proposed to address areas of potential traffic movements from the subject area through that local area network to the nearest distributor street (Everard Avenue). A copy of the letter and distribution map is contained in Attachment 2 and 3 respectively.

Supporting Information

Information to elaborate and explain the proposed policy change, and template feedback sheets, will be available through Council's website, 'Have Your Say' and in hard copy.

Community Forums

An open invitation via the notice, letters and website to the affected and broader community will be offered for anyone interested. This will provide an opportunity for a greater explanation from officers of the proposed policy changes, to raise questions and receive further information to assist in a better understanding and to facilitate making a submission if desired.

Ongoing Communication

A database for all representations received will be created to enable ongoing direct liaison (via Australia Post and email where preferred/only contact method provided) to acknowledge submissions, provide updates on key stages in process, invites to Public Meeting (per requests) and Committee and Council review meetings.

STEP 6: RISK ASSESSMENT

Privately Funded DPA

The specific site is a focus for re-zoning given its large size and out-dated facilities, and where the owner (Life Care) are keen to undertake a contemporary aged accommodation redevelopment. The preparation of the DPA has been enabled by input and funding from Life

Care, but the Council maintains full responsibility for the DPA content and processing. Ultimately the Minister for Planning controls the policy adopted, as proposed or with amendment, or its rejection.

DPA Proposals and Consultation Review

Any discussion of higher density development can be controversial. Concerns may be expressed about how character, open space and environmental values will be managed. There is a need to be cognisant of these potential risks in providing supporting material, an open and approachable manner of engagement and genuinely feeling heard.

The Summary of Consultations and Proposed Amendments (SCPA) report (including details of all submissions, response and proposed amendments, if any) will be submitted to the Minister for Planning for review and consideration in the final approval of the draft DPA. The Minister for Planning may approve the DPA as proposed, or make amendments, or potentially reject the DPA.

Transition to Planning and Design Code

The Department of Planning Transport and Infrastructure (DPTI) advice regarding current Development Plan Amendments is as follows:

A new planning system is currently being introduced into South Australia. The new *Planning, Development and Infrastructure Act 2016* (PDI Act) is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia's 72 Development Plans into one rulebook. In this regard the Unley City Development Plan will be superseded by the new Planning and Design Code in the middle of 2020.

South Australia is currently in the transition between the two pieces of legislation. This DPA, being undertaken by Council, is being prepared and consulted on under the *Development Act 1993* to amend Council's current Development Plan.

Existing zones in the current Development Plan will be transitioned to the equivalent zone in the Planning and Design Code. The zone in the Planning and Design Code may have a different name to the equivalent zone in the Development Plan. In regard to the policy changes proposed in this DPA, all changes use existing zones within the current Development Plan with some local additions. If the DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned to the Planning and Design Code. Potentially local additions will be transitioned into a subzone.









It should be noted that Phase 2 and 3 of the Planning and Design Code is also currently on consultation under the PDI Act. At this stage the changes proposed in this DPA are not incorporated into the draft Code. As indicated above, if the DPA is approved, these will be transitioned into the Code.

Refer to the SA Planning Portal at saplanningportal.sa.gov.au for more information.

There will need to be recognition and clarification regarding the overlap of consultation on the Planning and Design Code being undertaken by the State Government in relation to the transition of all the other existing Unley (City) Development Plan zoning and policy.

The transition process to the new State-wide P+D Code of the existing and proposed amended Unley (City) Development Plan policy will be undertaken by the Minister for Planning, in accordance with the nature of the final Planning and Design Code. Council will not be involved in these final changes.

Timelines for Consideration, Endorsement, Engagement, Review and Approval

TASK		OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE
1.	draft DPA & Engagement Plan CS&DPC and Council									
2.	Consultation									
3.	Public Meeting – CS&DPC									
4.	SCPA Report - review & prepare - CS & DPC & Council									
5.	Submit & DPTI Review Minister Approval									
6.	P+D Code Transition									

It is noted that the DP&SC typically meet on the second/third Monday of the month.

PUBLIC and AGENCY CONSULTATION
Thurs 14.11.19 – Thurs 16.01.20

Public Consultation (process 'B2' – further approval not required for concurrent agency and public consultation – 8 weeks max agency and min public consultation period)

- **14 November 2019 to 16 January 2020 (9 weeks – less 3 PH = 8.4 weeks).**

Notice

Government Gazette

- Thursday 14 November 2019

The Advertiser

- Thursday 14 November 2019

Eastern Courier Messenger

- Tuesday 12 November 2019

Advice (Eastern Courier Messenger)

- Unley Life Column
 - Tuesday 27 November 2019
 - Tuesday 11 December 2019
 - Tuesday 8 January 2020

(School Holidays – 14 Dec 2019 to 27 Jan 2020)

(Public Holidays – 25 & 28 Dec 2019 and 27 Jan 2020)

Public Hearing – Monday 6:30pm **10 Feb 2020**
CS&DPC - Delegated to hear DPA representations.
Council receipt – Monday **24 February 2020**

SCPA Report – CS&DPC **16 March 2019**
and Council **24 March 2020**

City of Unley
Norman Terrace Everard Park
Regeneration
Development Plan Amendment

Draft for Public Consultation

The City of Unley has prepared a Development Plan Amendment (DPA) pursuant to sections 24 and 25 of the *Development Act 1993* to amend the Unley (City) Development Plan. Changes proposed include:

- Replacement of Residential B350 and Residential Streetscape (Built Form) Zones with Residential Regeneration Zone (Norman Terrace Policy Area);
- An increased density and diversity of residential and aged accommodation development and supporting ancillary uses;
- Increased building heights from 2 storey at the local road interfaces up to 5 stories adjacent to Norman Terrace;
- Associated specific development design policy, in addition to existing general development design policy;
- Limit public notification relative to primary land uses, building height and road or boundary setback policy criteria;
- Consequential edits to maps and overlays.

The DPA will be on consultation from 14 November 2019 until 16 January 2020.

For further information:

View the DPA (or purchase a copy for \$20) and associated explanatory information at the Council office (181 Unley Road, Unley during business hours), or at yoursay.unley.sa.gov.au

Attend an Information Session at the Clarence Park Community Centre. Drop in anytime between:

- 5:30 - 7:30 pm Thursday 28 November 2019
- 11 am - 1pm Saturday 30 November 2019

To comment on the DPA:

Provide a written submission by **16 January 2020**.

Complete an online Feedback Sheet at yoursay.unley.sa.gov.au or post any written comments to "Submission – Norman Terrace DPA" the City of Unley, PO Box 1, Unley SA 5061, email pobox1@unley.sa.gov.au

Copies of all submissions received will be available for inspection by interested persons at the Council office from 22 January 2020 until the Public Meeting.

A Public Meeting will be held from 6:30pm on Monday **10 February 2020** before the City Strategy and Development Committee (as delegate of the Council) at the Unley Civic Centre, Oxford Terrace, Unley. Within submission it should be indicated if there is a wish to speak at the Public Meeting. The Public Meeting may not be held if no submission makes a request to be heard.

Dated 14 November 2019

Chief Executive Officer
City of Unley

14 November 2019

Ratepayer_Address_1
Property_Address_slab_1
Property_Address_slab_2
Property_Address_slab_3

Dear Ratepayer_Address_1

**RE: NORMAN TERRACE EVERARD PARK REGENERATION
DEVELOPMENT PLAN AMENDMENT (DPA)**

Amendments are proposed to the Unley (City) Development Plan to introduce a revised Residential Regeneration Zone and Policy Area for the site at **28 - 36 Norman Terrace, 28 Fourth Avenue and 1 - 5 Ross Street Everard Park.**

The City of Unley is required to align the Council's Development Plan with the State Government Planning Strategy (Development Act) *The 30-Year Plan for Greater Adelaide*. The Unley Planning Strategy seeks the maintenance of the majority of neighbourhood character areas, with targeted growth in appropriate and strategic residential locations, and around transit and main road corridors.

The specific site is a focus for re-zoning given its large size and out-dated facilities where the owner (Life Care) is seeking support for a contemporary aged accommodation redevelopment. The preparation of the DPA has been precipitated by input and funding from Life Care. However, the Council maintains full responsibility for the DPA content, processing, review and final form. The Minister for Planning ultimately has control of the final policy approved, as proposed or with amendment, or its rejection.

The proposed key changes include:

- Replacement of Residential B350 and Residential Streetscape (Built Form) Zones with Residential Regeneration Zone (Norman Terrace Policy Area);
- An increased density and diversity of residential and aged accommodation development and supporting ancillary uses;
- Increased building heights from 2 storey at the local road interfaces up to 5 stories adjacent to Norman Terrace;
- Associated specific development design policy, in addition to existing general development design policy, including a minimum of 15% deep soil zone (for trees);
- Limit public notification relative to primary land uses, building height and road or boundary setback policy criteria;
- Consequential edits to zone maps and overlays.

Further information and the draft DPA can be viewed online at yoursay.unley.sa.gov.au or in person at the Unley Council offices - 181 Unley Road Unley.

Open Sessions will also be held at the Clarence Park Community Centre in the *Black Forest Room*, 72 East Avenue Clarence Park, for those interested to view the information and talk to Council officers. Drop in anytime between:

- 5.30 to 7.30pm Thursday 28th November 2019
- 11am to 1pm Saturday 30th November 2019

To Comment on the DPA you may complete a Feedback Sheet on-line at yoursay.unley.sa.gov.au or submit any desired comments in writing marked "Submission – Norman Terrace DPA" to the City of Unley, PO Box 1, Unley SA 5061 or e-mail pobox1@Unley.sa.gov.au

Submissions on the DPA must be lodged by 5pm on Thursday **16 January 2020**. Only the surname and suburb of private submissions will be made public.

A Public Meeting, before the City of Unley City Strategy and Development Policy Committee (delegate of Council), will be held at the Unley Civic Centre, Oxford Terrace Unley, from 6:30pm on Monday **10 February 2020** to hear from those groups or people wishing to make personal presentations.

Please indicate on your submission if you wish to speak at the Public Meeting. The public meeting may not be held if no submission indicates an interest in speaking.

Copies of all submissions received will be available for inspection by interested persons at the Council office from 22 January 2020 until the Public Meeting.

A review of the DPA and all submissions will occur via a *Summary of Consultation and Proposed Amendments* (SCPA) report that will outline all submissions, proposed response and any proposed amendments to the DPA.

The City of Unley Development Strategy and Policy Committee and Council will consider the SCPA report to finalise any recommended amendments to the DPA.

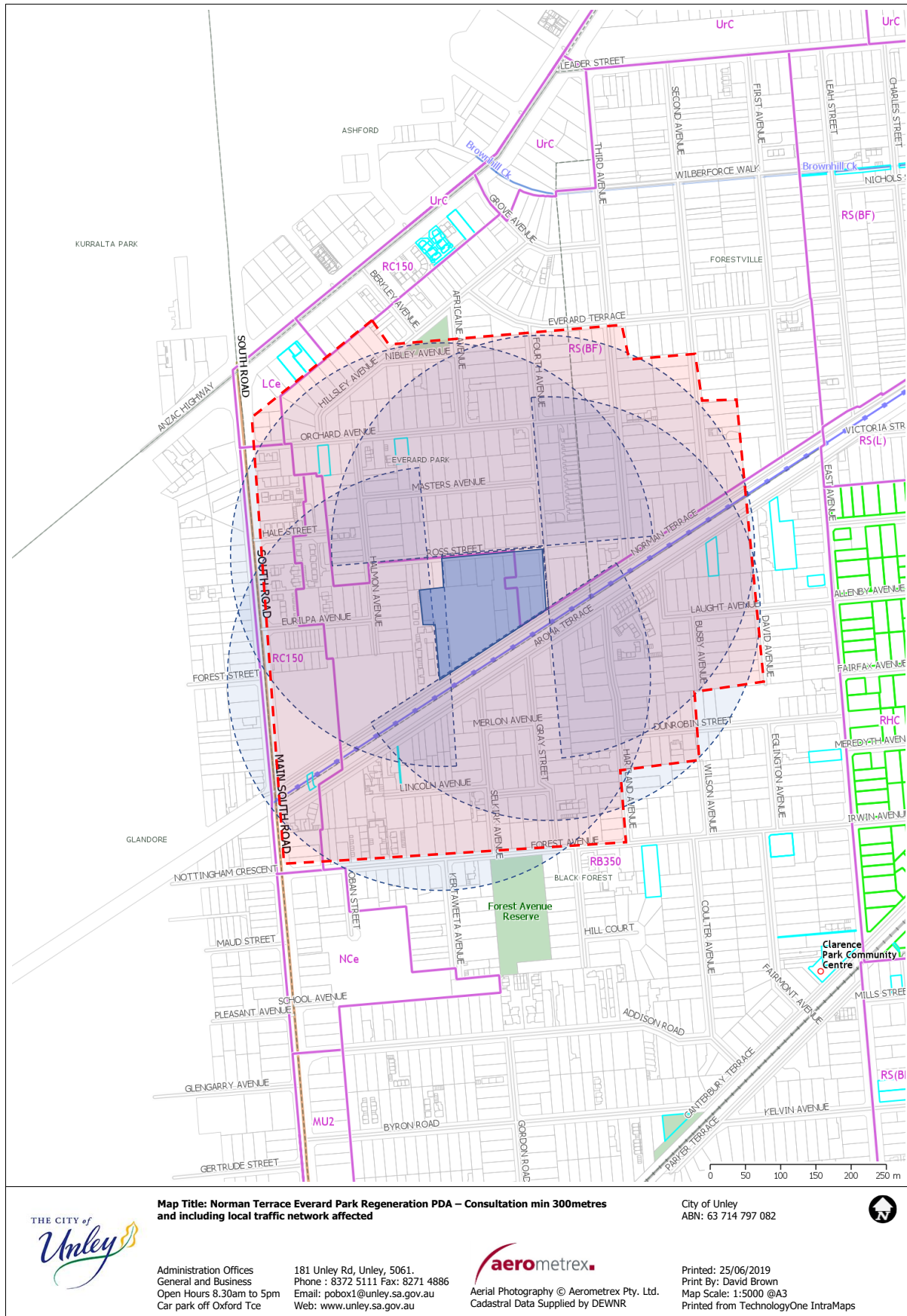
The SCPA report (including details of all submissions) will then be submitted to the Minister for Planning for review and consideration in the final approval of the draft DPA (as proposed or amended). The Minister may also potentially reject the DPA.

The Unley (City) Development Plan is being replaced by the Planning and Design Code from 1 July 2020. The final outcome of this proposed DPA (if and as adopted by the Minister) will be transitioned by the Minister into that new P+D Code.

If you wish to discuss any aspect of the draft DPA you may contact the Planning Policy Officer on 8372 5111.

Yours Sincerely

Peter Tsokas
CHIEF EXECUTIVE OFFICER, CITY OF UNLEY



Development Plan Amendment

By the Council

Unley Council

Norman Terrace Everard Park Regeneration DPA

Explanatory Statement and Analysis

For Consultation

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Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at City of Unley council office and libraries Unley Civic Centre, Unley Civic Library, Goodwood Library and via council's website at www.yoursay.unley.sa.gov.au from [14 November 2019] until [16 January 2019] inclusive.

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be marked **Norman Terrace Everard Park Regeneration DPA** sent to:

Peter Tsokas
City of Unley
PO Box 1
UNLEY SA 5061

or email pobox1@unley.sa.gov.au

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on [10 February 2020] at the City of Unley, Civic Centre, 181 Unley Rd, Unley.

Explanatory Statement

Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
 - Background information
 - Investigations
 - Recommended policy changes
 - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

Need for the amendment

The purpose of the proposed Development Plan Amendment (DPA) is to facilitate rezoning of the area affected to create a policy framework that provides flexibility for contemporary residential aged care accommodation and services.

Under the current policy framework, the land is in two separate residential zones which contemplate low density dwellings at heights of one and two storeys. Some forms of aged care accommodation could be acceptable in each zone as low-rise and low-density development. The existing policy framework is limiting for creating a scale of development capable of supporting a broader range of high-quality living options for an ageing population.

The DPA proposes increased density and building heights to accommodate future medium scale development that is appropriate to the site, locality and surrounding land uses. This supports goals in *The 30 Year Plan for Greater Adelaide 2017 Update* to provide housing diversity and greater housing opportunities for older persons through well designed smaller accommodation, independent and supported aged care living and age-in-place options near services, public transport and shops.

Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 6 August 2019.

The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

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Affected area

The area affected by the proposed DPA is approximately 1.9 hectares of land comprising the Parkrose Village assisted living facility owned and operated by Life Care at Norman Terrace, Everard Park and adjoining properties fronting Fourth Avenue and Ross Street, Everard Park, as shown in **Figure 1** below.



Figure 1 Affected Map Area

Summary of proposed policy changes

The DPA is proposing to make the following changes to the Development Plan for the Unley Council including:

- Amending Council-wide policy in relation to deep soil zones and tree canopy cover.
- Replacing the existing Residential B350 Zone and Residential Streetscape (Built Form) Zone with the Residential Regeneration Zone.
- Introducing Norman Terrace Policy Area 26 to the affected area including new objectives, desired character and principles of development control.
- Amending categories for public notification purposes as it relates to forms of aged care accommodation.
- Amending mapping for airport building heights to reflect increased referral building height.
- Consequential zone and policy area mapping to reflect the policy changes.

Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

Consultation

This DPA is now released for formal agency and public consultation. The following government agencies and organisations are to be formally consulted:

Agencies

- Department of Human Services
- Department for Environment and Water
- Department for Health and Wellbeing
- Metropolitan Fire Services
- Department of Planning, Transport and Infrastructure
- Department of the Premier and Cabinet
- Department of Primary Industries and Regions
- Department of the Treasury and Finance
- Department for Innovation and Skills
- Environment Protection Authority
- SA Power Networks
- APA Group
- SA Water
- State Emergency Services
- Renewal SA
- Office of Local Government
- Office for Design and Architecture SA
- Adelaide Airport Limited

Federal Members of Parliament

- Steve Georganas MP Member for Adelaide
- Nicolle Flint MP Member for Boothby

State Members of Parliament

- Hon David Pisoni, Member for Unley

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- Ms Jayne Stinson, Member for Badcoe

Councils

- Burnside Council
- Marion Council
- Adelaide City Council
- Mitcham Council
- West Torrens Council

Organisations

- FOCUS (Friends of the City of Unley)
- Real Estate Institute
- Housing Industry Association
- Planning Institute of Australia (SA)
- Urban Development Institute (SA)
- Property Council of Australia

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

Important Note for Agencies: This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

Analysis

1. Background

This DPA is informed by previous zoning considerations for the affected area by the City of Unley. These considerations recognised the favourable attributes of parts of the inner-city suburb of Everard Park for increased density.

The affected area is in the western area of the City of Unley in near proximity of South Road and Unley's boundary with the City of West Torrens.

The locality is characterised by residentially zoned land with increased densities associated with the South Road corridor. A wide range of housing types is evident in the area including detached dwellings, villas and bungalows. Residential flat buildings of 1970's and 80's era are also present, including two storey residential flat buildings abutting the western boundary of the affected area and three storey units within near proximity of the site on Norman Terrace. Medium density development is evident adjoining and surrounding the affected area. The land is adjacent to the Glenelg to City tram and is well positioned to accommodate future low to medium scale development.

The area affected is a consolidated land holding where building height, scale and interfaces can be appropriately managed with increased density. This Development Plan Amendment (DPA) subsequently proposes a policy framework for the affected area that facilitates opportunity for greater housing diversity at increased density.

2. The strategic context and policy directions

2.1 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The 30 Year Plan for Greater Adelaide 2017 Update (The 30 Year Plan) is the relevant volume of the Planning Strategy for South Australia and applies to the area affected for this DPA.

The 30 Year Plan outlines how Adelaide should grow to become more liveable, competitive and sustainable. It identifies that Greater Adelaide has more people aged over 65 than the Australian average and its share of this age group is growing faster than the national average. It also identifies the importance of giving older people more opportunities to 'age in place' through well-designed smaller accommodation, aged care and age-in-place options, located next to services, public transport and shops.

The 30 Year Plan includes six targets, underpinned by a range of policies that will help measure progress on delivering a new urban form. They are:

1. Containing our urban footprint and protecting our resources
2. More ways to get around
3. Getting active
4. Walkable neighbourhoods
5. A green liveable city
6. Greater housing choice.

More specifically, the following targets of the Plan are supported by the DPA:

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- 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045 (Target 1)
- 60% of all new housing in metropolitan Adelaide will be built within close proximity to quality public transport (rail, tram, O-Bahn and bus) by 2045 (Target 2)
- Urban green cover is increased by 20% in metropolitan Adelaide by 2045 (Target 5)
- Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045 (Target 6).

The DPA will improve policy flexibility providing opportunity for a greater mix of new housing suited to an older population.

A detailed assessment of the DPA against the targets and policies of The 30 Year Plan is contained in **Appendix A**.

2.2 Planning Reform and The Planning and Design Code

A new planning system is currently being introduced into South Australia. The new *Planning, Development and Infrastructure Act 2016* (PDI Act) is being introduced in stages. The Planning and Design Code is the cornerstone of the new planning system, it consolidates the planning rules contained in South Australia's 72 Development Plans into one rulebook. In this regard the Unley City Development Plan will be superseded by the new Planning and Design Code in the middle of 2020.

South Australia is currently in the transition between the two pieces of legislation. This DPA, being undertaken by Council, is being prepared and consulted on under the *Development Act 1993* to amend Council's current Development Plan.

Existing zones in the current Development Plan will be transitioned to the equivalent zone in the Planning and Design Code. The zone in the Planning and Design Code may have a different name to the equivalent zone in the Development Plan. In regard to the policy changes proposed in this DPA, all changes use existing zones within the current Development Plan with some local additions. If the DPA is approved by the Minister for Planning, the intent of the policy changes will be transitioned to the Planning and Design Code. Potentially local additions will be transitioned into a subzone.

It should be noted that Phase 2 and 3 of the Planning and Design Code is also currently on consultation under the PDI Act. At this stage the changes proposed in this DPA are not incorporated into the draft Code. As indicated above, if the DPA is approved, these will be transitioned into the Code.

Refer to the SA Planning Portal at saplanningportal.sa.gov.au for more information.

2.3 State Planning Policies for South Australia

The *Planning, Development and Infrastructure Act 2016* (PDI Act) establishes a new strategic and planning policy framework for South Australia's Planning System. The State Planning Policies for South Australia (SPP) is the highest order statutory instrument for South Australia's planning system and will guide both regional and metropolitan planning and development in the future. The SPP outlines matters of importance to the state in land use planning and development.

Within the PDI Act, the SPP are given effect through the creation of planning instruments, including the Planning and Design Code and their consideration is important in ensuring consistency with any transition of existing Development Plans to the new Planning and Design Code.

The SPP outline 16 policies which sets out the overarching goals for the state and requirements for the planning system of which the following 3 are of specific relevance to this DPA:

SPP 1 Integrated Planning: Integrated planning coordinates the strategic use of land with the necessary services and infrastructure.

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SPP 2 Design Quality: Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier.

SPP 6 Housing Supply and Diversity: Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations.

The DPA is consistent with the key policy directions sought within the SPP. The DPA has been informed by investigations into coordinated infrastructure delivery as an example of integrated planning as well as design matters. The proposed policy framework is will facilitate housing choice for an ageing population.

Six additional SPPs that relate to Special Legislative Schemes were published on 27 May 2019 and are in effect. These address specific legislation that is of significant environmental importance to the state. None of the Special Legislative Schemes are relevant to this DPA.

2.3 Consistency with other key strategic policy documents

This DPA accords with other key policy documents in the following manner:

- The policies of this DPA will be consistent with the policies in the Council's Community Plan 2033, Active Ageing Strategy and Development Plan.

2.3.1 Council's Community Plan 2033

The Community Plan 2033: A Community of Possibilities is aligned with the State Planning Strategy and includes a commitment by Council to be an Age Friendly City, including a goal to create a city for people of all ages and abilities. The Plan recognises that people 85 years and over is significant in Unley, double the figure for Australia and almost double the level for South Australia.

'Community Living' is one of four themes in the Plan with the following goal: *'People value our City with its enviable lifestyle, activities, facilities and services.'* A key strategy within this theme is the *'City meets the needs of all generations'*.

Implementation of the Community Plan 2033 is via the City of Unley Four Year Delivery Plan 2017 – 2021. The Delivery Plan identifies Council will continue to advocate for improved planning policy for housing diversity and deliver on its Active Ageing Strategy.

The rezoning proposal is consistent with Council's strategic objectives and focus on providing for older members of its community. The rezoning proposal also responds more broadly to key matters of importance to the community identified in the Plan such as providing development with green space and a minimum of 15% deep soil and tree canopy cover.

2.3.2 Council's Active Ageing Strategy

The City of Unley has endorsed an Active Ageing Strategy as part of its commitment to the World Health Organisation's Global Network of Age Friendly Cities and Communities (signatory in 2012). A key guiding principle of the Strategy is the right to age in place, so people can remain in Unley for as long as they wish.

The Strategy encourages a service alliance which includes strengthening the network of key health and support service providers to partner with the City of Unley in implementing the actions in the Strategy and identifying challenges and opportunities to better meet the needs of residents as they age.

Housing is a key focus area of the Strategy (focus area 3) with a goal that affordable and accessible housing is available to meet the needs of residents throughout their lives. The Strategy notes Council's role in promoting and advocating for the provision of modern models of residential aged care in Unley.

This rezoning proposal seeks to facilitate the provision of a contemporary model of aged care and improve the quality of service provision for residents.

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2.3.3 Council's Strategic Directions Report

The City of Unley Community Plan 2033, A Community of Possibilities fulfills the requirements of Section 30 of the *Development Act 1993*. The Plan does not specifically identify a schedule of Development Plan amendments however, the following recent policy investigations are relevant:

- The subject land was previously included in the Council initiated Village Living and Desirable Neighbourhoods Development Plan Amendment (DPA) Program. - Stage 2 Residential Character, Growth Areas and Council Wide Residential Policy commenced in 2014. That DPA proposed the subject land be rezoned to Residential Regeneration Zone with low to medium-rise development of four storeys with a transition to two storeys at the interface with existing low-rise residential uses.
- At that time, the subject land formed part of a broader area for rezoning consideration. Council ultimately agreed to split its DPA process to allow it to continue with Part 1 of the original DPA. Part 2 of the DPA (of which the subject land formed a part) has not been pursued, among other reasons, due to uncertainty regarding SA planning reforms and the interaction between DPAs with the introduction of the Planning and Design Code. There is now greater certainty (by Regulation) regarding the ability to transition DPAs into the planning reform program.

This DPA progresses earlier Council work in relation to amending the policy framework over the area affected; and given the land is in single ownership represents a process that can be appropriately managed and transitioned to the Planning and Design Code (refer **Section 2.2**).

2.3.4 Infrastructure planning

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

The following infrastructure planning is of relevance to this DPA:

- The proposed amendment is consistent with current infrastructure planning (both social and physical) identified in council's strategic directions report, by the Minister or by a relevant government agency.
- The proposed amendment seeks policy changes to facilitate urban renewal and improve the capacity for aged care accommodation in an inner metropolitan location where there is evidence of demand for residential housing suited to an ageing population.
- The DPA provides an opportunity to support existing investments in South Road, the City to Glenelg tram and the Mike Turtur bikeway; and to investigate other opportunities for investment in the community.

2.3.3 Current Ministerial and Council DPAs

This DPA has taken into account Ministerial and Council DPAs that are currently being undertaken including those which are currently being processed.

- Council Development Plan Amendments

The Unley Council is not currently undertaking any Development Plan Amendments that are relevant to this DPA.

- Development Plan Amendments by the Minister for Planning

There are currently no Development Plan Amendments that will directly impact on the area affected by this DPA.

2.3.4 Existing Ministerial Policy

This DPA does not propose changes to existing Ministerial policy.

3. Investigations

3.1 Investigations undertaken prior to the SOI

3.1.1 Village Living and Desirable Neighbourhoods DPA Program

The affected area was included in the Council initiated Village Living and Desirable Neighbourhoods Development Plan Amendment (DPA) Program. - Stage 2 Residential Character, Growth Areas and Council Wide Residential Policy.

Consultation was undertaken on the DPA in 2014 and reviewed by Council in 2015 before final approval of (Part 1 East) in 2017. Part 2 (West), of which the affected area formed a part, was the focus of community feedback. This included concerns about the implications of greater height on adjoining low-scale development and potential for increased traffic on the local road network.

Part 2 (West) was removed from the DPA with the intention to pursue a rezoning later. Such a comprehensive DPA has not been initiated given the impending introduction of the Planning and Design Code in 2020.

The proposed rezoning of the affected area was to Residential Regeneration with a Main Road Policy Area, as shown in **Figure 2**. This included recommended height limits of 4 storeys in Main Road Policy Area and 2 storeys in the Residential Regeneration Zone to provide a transition to the Residential Zone.

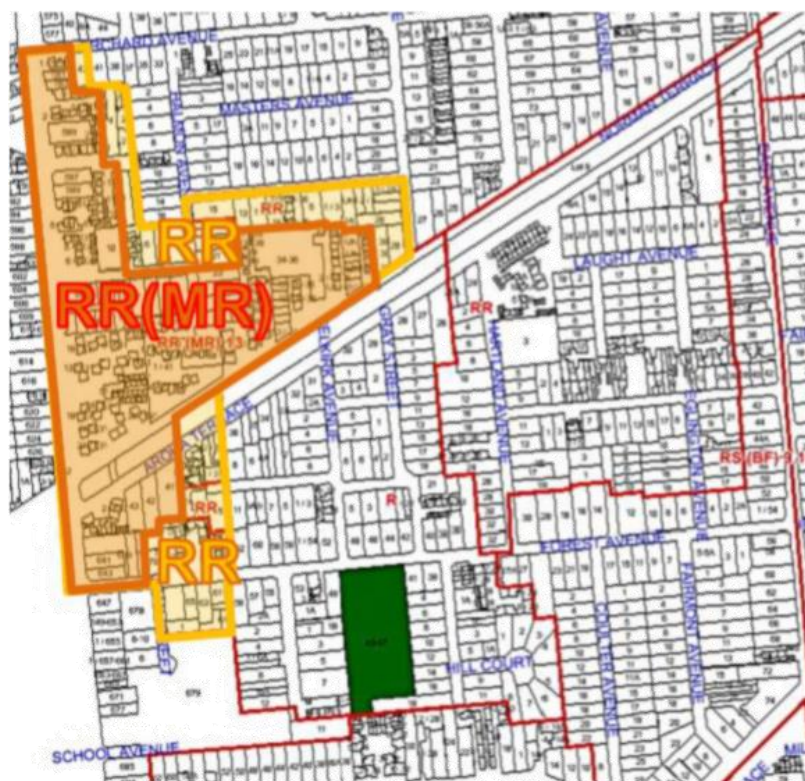


Figure 2 Zoning considerations SCPA report – post consultation (recommended Option 1)

The former DPA program identifies an intent to increase development intensity in strategic locations while providing an appropriate lower density interface with existing low-rise residential uses. Previous work has informed this DPA.

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3.2 Investigations undertaken to inform this DPA

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA:

- Social Infrastructure
- Transport and Movement
- Stormwater
- Civil Infrastructure Services
- Regulated Trees
- Built Form
- Tree Canopy
- Public Realm
- Zone and Policy Area Assessment

The following additional investigations have been undertaken to inform this DPA:

- Noise
- Site History

The investigations are as follows:

3.2.1 Social Infrastructure, Holmes Dyer Pty Ltd, September 2019

SOI Investigation

- *Review of the capacity of existing social infrastructure as it relates to aged care and opportunity for services and facilities to meet expected demand from this proposed rezoning.*

The area affected is in an area that is adequately serviced for a range of community and social infrastructures including community facilities, allied health and medical facilities, retail and general services, open space and recreation, emergency services and transport connections. These infrastructures are expected to adequately cater for an increase in population as a result of the proposed rezoning. Below is a summary of the key implications of the rezoning as it relates to social infrastructure, as detailed in the Social Infrastructure report prepared by Holmes Dyer Pty Ltd.

3.2.1.1 Retirement Living and Aged Care

There are approximately 31 aged care facilities within an approximate 2.5 km catchment of the area affected providing an estimated 838 independent living units or serviced apartments. The assessment contained in the Social Infrastructure Assessment, is that based on the current population and penetration rates of people living in retirement villages across Australia and in Greater Adelaide, demand for retirement living and residential aged care accommodation in the catchment is likely to have exceeded available supply by approximately 120 to 180 beds in 2016. Under conservation projection scenarios, the gap in demand and supply is projected to grow wider. On this basis, a rezoning to support an increase in the provision of retirement living and aged care accommodation at increased density is warranted.

3.2.1.2 Community Facilities Provision

In the short term, the area affected is well served by existing community and library facilities, and the proposed rezoning, of itself, does not trigger the need for additional infrastructure. In the longer term and as the ageing population seeks more opportunities to remain active in the community, locating an additional library (such as an "out-reach" service) and/or community centre within the western portion of the Council area could be considered.

3.2.1.3 Other Non-Residential Uses

There are numerous medical, allied health, retail and general services in near proximity of the area affected. Notwithstanding, contemporary aged care accommodation can include provision of services such as medical

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and allied health, café, hairdressing and library services to support residents of those facilities. On this basis, it is appropriate for the proposed policy framework to contemplate small-scale non-residential uses.

Implications for this DPA

The policy framework should support the primacy of residential development and various forms of aged care accommodation and retirement living with opportunity for small scale non-residential and community uses.

3.2.2 Transport and Movement, MFY, October 2019

SOI Investigation

- *Transport investigation and assessment to:*
 - *Identify the traffic impact of future land uses and identify required traffic control and management to connect to existing road network for safe and efficient operation.*
 - *Identify opportunities for public transport and walking/cycling to and from the site and connectivity to existing networks around the site.*

An assessment of the potential traffic impacts associated with the proposed rezoning has been undertaken by MFY Pty Ltd. Key findings are summarised in the following sections.

The Transportation (Movement of People and Goods) Section of the Development Plan includes comprehensive policy in relation to movement, access, parking, walking and cycling. No change is proposed to the Council-wide provisions as a result of this DPA.

3.2.2.1 Traffic

A review of the existing with the forecast traffic volumes was completed to determine any increase in traffic associated with the proposed rezoning. Traffic generation rates are based on documented generation rates contained in the *Guide to Traffic Generating Developments* (RMS Guide) and traffic surveys conducted by MFY for other similar land uses. Table 1 below summarises the estimated change in peak hour traffic volume associated with the rezoning proposal.

Use	Existing Yield	Potential Yield	Difference	Traffic Generation Rate	Additional Trips
Residential	7	0	- 7	0.8 trips per dwelling	- 6
RAC Beds	69	90	+ 21	0.25 trips per bed	+ 5
ILUs	46	120	+ 74	0.4 trips per unit	+ 30
ALAs	0	16	+ 16	0.25 trips per apartment	+ 4
Total					+ 33 trips

Table 1 Existing and estimate traffic volume under a rezoning scenario

The proposed rezoning could result in an increase to peak hour traffic by 33 trips which equates to approximately 330 trips per day. Most trips are expected to use Norman Terrace potentially resulting in traffic volumes in the order of 900 to 950 vpd. The generally accepted volume for a residential street such as Norman Terrace is up to 2,000 vpd. Accordingly, the proposed rezoning will not change the nature and function of Norman Terrace. Further the low traffic volume increase will result in minimal impact to the greater road network.

The rezoning proposal is expected to result in negligible increases in traffic volumes in Ross Street and Fourth Avenue as the relative generation rates associated with the ILUs compared with the existing dwelling access on these streets will be much lower. Even if there was an increase of 100 vpd on these streets (which would be much higher than anticipated), such an increase would still result in volumes much lower than expected on a residential street. The proposed rezoning, therefore, will not have any appreciable impact on the nature or function of either of these streets.

The type of traffic generated under a rezoning scenario is expected to continue to be primarily domestic vehicles, with the type of commercial vehicles typically limited to refuse, delivery vehicles and the occasional

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requirement for a bariatric ambulance. Existing commercial vehicle requirements would also be limited to refuse, delivery and emergency requirements and volumes of such vehicles would be low. Commercial vehicle access is expected to be via Norman Terrace.

3.2.2.2 Access

There are currently six crossovers on Norman Terrace, five crossovers on Fourth Avenue and seven crossovers on Ross Avenue providing access to the subject site.

Future access to the area affected is expected to require:

- Access to a parking facility for the development;
- Separate ingress and egress for a pick-up/set-down facility to cater for direct access for pedestrians to the proposed facility; and
- Access to the ILUs.

Early conceptual planning for the area affected identifies two porte-cochere facilities and access to basement car-parking via Norman Terrace resulting in five crossovers on Norman Terrace. This arrangement is subject to review but could possibly result in the removal of some indented parking bays on Norman Terrace. Any reduction in indented parking bays is expected to be offset by potential additional on-street parking spaces on roads fronting the subject site due to the potential for consolidation of access points. Most of the access associated with the area affected is expected to be concentrated on Norman Terrace which will minimise impact to adjacent residents.

Early conceptual planning indicates independent living units with individual driveway access via Ross Street and Fourth Avenue. This provides for separate access for these units which will ensure that these facilities can be independent. These access points could be provided via double crossovers which would reduce the existing number of crossovers on Ross Street from seven to five crossovers and reduce the existing number of crossovers on Fourth Avenue from five to four crossovers. The access arrangements under the rezoning scenario are assessed as similar to the existing scenario.

3.2.2.3 Car Parking

Parking under a rezoning scenario will likely consist of a number of varying requirements, viz:

- Resident parking for the independent living units. The parking demand for ILUs is often identified as one space per unit for residents, albeit detailed surveys of similar facilities and relevant technical manuals identify that such a rate is higher than is usually realised;
- Resident parking for assisted living units. The parking demand for ALUs is lower than an ILU as these facilities provide for residents who require additional assistance and have a lower vehicle ownership;
- Visitor parking for the ILUs and the ALUs. A rate of one space per four units is often applied for similar developments albeit such a rate is consistent with that required for standard residential dwellings and is higher than identified in surveys of similar developments;
- Parking for the aged care facility. A rate of one space per three beds is adopted in many Development Plans in relation to this type of facility.

Consideration has been given to potential parking impact associated with future developments at the subject site, particularly due to the existing on-street parking demand associated with the commuters riding the tram.

If the subject site is developed as detached, semi-detached or row dwellings, there could be a greater demand for on-street parking as the Council's Development Plan does not specify an off-street visitor parking requirement for these types of residential developments.

The subject DPA will provide the opportunity to minimise the risk of reduced on-street parking availability by providing for all visitor parking on the site and maximising the retention of kerbs by sharing driveways to the independent living units. While consideration could have been given to rear access for these dwellings, this would create a potential pedestrian conflict within the development which would not provide for the safest outcome for residents. It is more desirable to maintain parking and traffic movements to the perimeter of the site providing this arrangement seeks to optimise on-street parking and provide a generally continuous footpath for pedestrian safety.

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While the retention of on-street parking is important given the close proximity of the tram stop, the proposed rezoning could provide a positive outcome regarding on-street parking on the surrounding local roads when compared with the current potential impact. That is, any existing on-street parking issues associated with tram park-and-ride will not be worse as result of the rezoning and could conceivably improve.

Parking requirements for the subject DPA should be consistent with rates utilised in Council's Development Plan. However, there is an opportunity for a reduced parking provision to be justified for this type of development, particularly given the proximity of the tram. Accordingly, it would be desirable for flexibility to be incorporated in the parking assessment to enable a demand assessment to be considered during a DA.

3.2.2.4 Pedestrian and Cycling Links

A shared path is available on the southern side of Norman Terrace which forms part of the Bikedirect network. Pedestrian footpaths are constructed on the surrounding roads and connect to the shared path via pedestrian ramps. There are two pedestrian ramps located within the vicinity of the site.

The close proximity of the area affected to the tram station will provide for good accessibility for residents of the ILUs and staff at the aged care facility. Development on the land will need to ensure that pedestrian access is maintained along key desire lines between the site and the tram stop and that this route complies with DDA access requirements.

Pedestrian connectivity for the development is important to ensure compliant functional access to the tram and adjacent road network. A linkage through the area affected was assessed however, will not provide convenient access for the broader community and will have an adverse impact on functional development of the land. Notwithstanding no direct link is required from a traffic perspective, the policy framework can talk to interaction with the streetscape as providing a general sense of "openness."

3.2.2.5 Strategic Transport Routes

The Glenelg to City tram-line is not identified on the Strategic Transport Routes Overlay as part of the strategic roads network within the existing Unley (City) Development Plan. If the tram-line was to be designated, logically this would occur for its length rather than parts of the network. Designation of the tram-line is beyond the scope of this DPA.

Implications for this DPA

No amendment to the Strategic Transport Routes Overlay (Map Un/1 (Overlay 4a)) and Council-wide policies is required as a result of this DPA. Policies in relation to desired parking and consolidated access to the area affected can be reinforced in the policy framework (Policy Area) proposed for the area affected.

3.2.3 Stormwater, WGA, October 2019

SOI Investigation

- *Review existing stormwater disposal network and identify augmentation, detention/retention or other upgrade works, where required.*

An assessment of stormwater management including detention, treatment, floor level requirements to protect against flooding, and opportunities for water sensitive urban design was undertaken by Wallbridge Gilbert Aztec (WGA) having regard to the City of Unley stormwater management requirements. Key findings are summarised below.

- The gradient of the existing site is typically to the north-west, however a small portion of the site in the southwestern corner drains toward Norman Terrace as there is a high point running NE-SW through the site. Council advises that this portion in the southwest is at risk of localised urban flooding for the 1% AEP event. The estimated depth of flooding is in the range of 100 – 200mm. Council requires that any discharge to Norman Terrace be to kerb and gutter and must be reduced to a 1 in 5 year ARI (20% AEP) pre-development flow from the 1 in 100 year ARI (1% AEP) post development flow. Council requires that

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Minimum Finished Floor Levels (FFL) be a minimum 300mm above the top of kerb level at Norman Terrace frontage for flood protection.

- There is a 450mm pipe running along Ross Street to the north of the area affected which connects into a side entry pit (SEP) and continues as a 525mm diameter pipe toward the west of the site. This SEP is the best option for the stormwater discharge connection from the site, due to the natural grade of the site, and is supported by Council.
- The post-development scenario (rezoning scenario) is expected to result in an increase in stormwater flows compared with the pre-development scenario (current). The pre-development scenario assumes 53% impervious fraction compared with 85% post development. Due to the need to restrict outflows from the site it will be necessary to incorporate detention storage into the on-site stormwater management system. The detention storage can be provided using stormwater management methods such as underground detention storage and surface pooling on site in the major 1% AEP event. The estimated detention storage requirement is 500m³.
- Stormwater management methods may also utilise a water sensitive urban design (WSUD) approach such as combined detention/retention storage tanks, in order to maximise the potential on-site reuse benefits as well as passive irrigation of landscaped space. Retention storages can account for up to 50% of the detention storage requirement on the basis there is a constant, reliable and relatively high demand for non-potable water. Opportunities for WSUD that may be suitable for the area affected include rain gardens, vegetated swales, tree plantings in deep soil zones, permeable paving, rainwater harvesting and reuse tanks.
- On-site stormwater management and treatment can achieve relevant water quality targets. The recommended approach includes approximately 200m² to 400m² of rain gardens dependent upon the final impervious area proposed.

The Natural Resources Section of the Council-wide Section of the Unley Council Development Plan contains comprehensive policy in relation to stormwater management and WSUD and no policy amendment is required as a result of this DPA.

Implications for this DPA

Stormwater can be appropriately managed under a rezoning scenario and the existing Development Plan contains adequate policy in this regard. While there is no requirement for policy amendment, the proposed policy framework, which supports deep root tree planting and a minimum 15% landscaping, are noted to provide favourable conditions for water sensitive urban design (WSUD) approaches on redevelopment of the site. Such opportunities can be explored during detailed design at a later stage.

3.2.4 Civil Infrastructure Services, WGA, October 2019

SOI Investigation

- *Capacity of existing electricity supply, gas supply and mains water and sewer supply having regard to projected nature of future development likely to occur.*

A high-level assessment of infrastructure capacity in this location has been undertaken by Wallbridge Gilbert Aztec to determine what, if any, additional infrastructure provision and upgrades are required under the rezoning scenario. The assessment confirms the area affected can be appropriately serviced under a rezoning scenario. Key findings are summarised below:

3.2.4.1 Electrical

The area affected includes a number of low voltage power supplies along Ross Street and Fourth Avenue. These power supplies service the existing Torrens Title allotments. The main supply for the site is from a Mk2 200kVA pad mount transformer located off Norman Terrace. This transformer also supplies the overhead low voltage network along the street.

Should the existing allotments be amalgamated in the future, the advice of WGA is that the existing low voltage power supplies will need to be replaced with a new dedicated SAPN transformer. This would likely

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require a new pole mounted transformer for the street. Depending on the final electrical demand for the site, a 1MVA transformer (or larger) with dual 11kV supply cables from two different Stobie poles on Norman Terrace may be required.

The proposed rezoning is not expected to trigger any augmentation charges in relation to the Keswick substation from which the site is currently supplied. If the site is supplied via a connection to a shared high voltage feeder or via a dedicated Transformer an augmentation charge in the order of \$164 per kVA is expected to apply.

3.2.4.2 Potable Water

There is a 200 mm water main which runs along Norman Terrace immediately to the south of the area affected. A smaller 100 mm main branches off this, running along Fourth Ave to the East, connecting to another 100 mm main running along Ross Street to the north. The sections of these mains adjacent to the site are equipped with hydrants. Based on the advice of WGA, it is expected that the 200mm main is of sufficient size to allow SA Water to service the water requirements for the area affected (subject to SA Water capacity assessment and approval). Augmentation charges are not likely to apply however, SA Water site connection fees will apply, and some headworks charges could apply (subject to SA Water confirmation).

3.2.4.3 Sewer Network

Gravity sewer drains run adjacent the area affected on Norman Terrace, Fourth Avenue and Ross Street, Everard Park which are each 150mm diameter. These mains show multiple wastewater connection points to the existing allotments that comprise the area affected. The assessment by WGA is that these drains will be able to service the wastewater requirements for the site. Depending on titling arrangements (Torrens title or community title), one or multiple connections may be required to facilitate wastewater disposal under a rezoning scenario. Should re-development of the area affected require connection to a 225mm main (subject to SA Water advice), some augmentation may be required to extend the existing main located at the intersection of South Road and Aloha Terrace, approximately 375 metres from the site.

3.2.4.4 Communications

Along Norman Terrace, adjacent to the area affected, there are direct-buried Telstra cables varying in size and interspersed with junction pits. This line has several connections into the area affected, which could be used to service the proposed development. Telstra also has above ground, aerial communications cables on Ross Street and Fourth Avenue, which could also be modified to service the area affected.

NBN has assets along Norman Terrace and connections to the existing site. Typical connection fees for NBN would apply with the contribution category likely to be classified by NBN as Multi-Dwelling Units (MDUs) at a cost of approximately \$400 per premises. The capacity of these existing assets has not yet been provided by NBN, and as such backhaul charges may apply.

3.2.4.5 Natural Gas

There is an existing gas main, running adjacent to the site along both Norman Terrace and Fourth Avenue, which varies in diameter from 80 mm to 100 mm. There is also a gas main running along Ross Street on the opposite side of the road from the area affected, which could service the site. The length of main along Norman Terrace includes several inlets into the allotments which constitute the area affected. It is expected that one of these inlets could either be decommissioned or augmented to service future re-development of the site. APA Group has confirmed they can service the site their preferred approach being to reticulate the site and supply a meter to each building, rather than supplying a master meter which could reduce the available pressure and result in a less effective supply option.

3.2.4.6 Recycled Water

There is no known recycled water infrastructure present near the area affected that could be considered for use. Water for non-potable uses may be made available through the stormwater infrastructure provided within the site subject to design at a later stage.

Implications for this DPA

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The area affected can be appropriately serviced under a rezoning scenario. There is no requirement for policy amendment.

3.2.5 Regulated Trees, Arborman, September 2019

SOI Investigation

- *Identification of tree health and retention status.*

An assessment of tree health and retention status for the area affected was undertaken by Arborman Tree Solutions. The assessment identified one significant tree on the subject site toward the Fourth Avenue, Everard Park frontage that is in good overall condition and is a high priority for retention.

The eastern portion of the affected area contains three regulated trees. Of these regulated trees only one is recommended for retention. While two of the trees are assessed as being of low retention status, they are afforded protection under the *Development Act 1993*, and relevant provisions in the Council-wide section of the Unley (City) Development Plan. No changes to the Council-wide regulated tree provisions are proposed by this DPA and relevant protections will continue to apply.

A tree of approximately 13.8 metres in height at the Norman Terrace frontage is exempt from legislative control and protection. Retention of this tree is suggested, and, on this basis, access arrangements confirm protection of this tree can be achieved.

Street trees along Norman Terrace, Ross Street and Fourth Avenue are owned and controlled by Council and future development of the site will be required to retain all existing street trees.

Implications for this DPA

Adequate policy exists within the Development Plan to protect regulated trees. Design considerations should be employed at the development assessment stage to retain relevant regulated and other important trees.

3.2.6 Noise, Sonus Pty Ltd, September 2019

Potential noise sources surrounding the area affected transport noise from South Road corridor and transport noise from the Glenelg to City tram. Of these potential noise sources, the Glenelg to City tram is the greatest noise source near the site. Professional observations and measurement of noise impacts indicate noise impacts within the area affected are acceptable without any noise mitigation being necessary.

Noise arising from local roads and South Road are assessed as having no material impact for rezoning of the area affected. This assessment is based on a speed limit of 100-110 kilometres per hour on South Road (rather than the current 60km/hr limit) and therefore accounts for any potential future upgrade of the road (either in speed limit or traffic volume).

Based on the assessment of noise impacts at the area affected, no amendment to the Noise and Air Emissions Overlay Map Un/1 (Overlay 3a) in the Unley (City) Development Plan is required as a result of this DPA.

The assessment by Sonus of the main potential off-site noise impacts from future re-development of the site is that the proposed rezoning and integrated development of the site can readily achieve the existing Council-wide policy (Interface Between Land Uses) contained in the Development Plan. No further Development Plan provisions are considered necessary to ensure that noise from future development do not unreasonably impact existing dwellings in the locality.

Implications for this DPA

No amendment to existing policy within the Development Plan is required to protect against unwanted noise impacts.

3.2.7 Site History, Mud Environmental, September 2019

A Preliminary Site History (PSI) was prepared by Mud Environmental on behalf of the proponent. The aim of the PSI was to identify current and historical activities with potential to have caused site contamination, and any significant issues that could adversely affect the proposed rezoning.

The assessment notes that based on ownership history, the area affected has been owned by salesmen, merchants, a butcher, a farmer and engineers before being acquired for use as a residential aged care facility. Ownership history does not indicate that the area affected (or parts of the area affected) were used for activities which may have had a potential adverse impact on the site or the environment in general.

The assessment has not identified any significant issues in relation to the proposed rezoning.

Some activities that may have resulted in contamination have been identified and assessed as being of low to medium risk. This includes historical importation of fill materials, Trade Waste collection pit, and the presence of asbestos containing materials; and to a lesser extent former surrounding uses for agriculture, minor chemical storage on site, possible discharge to groundwater bores, and the presence of a backfill vehicle service pit. Whether or not any of the activities identified has resulted in contamination would need to be confirmed and is a matter for consideration during any subsequent re-development of the land (at a later stage).

Implications for this DPA

There are no site contamination issues that should prevent the subject land from being rezoned.

3.3.8 Built Form

3.3.9.1 Density

This DPA proposes increased density to accommodate future medium scale development that is appropriate to the site, locality and surrounding land uses recognising the site's near proximity to public transport and services. Medium density development is envisaged in both the Residential Zone and Residential Regeneration Zone of the Unley (City) Development Plan, as follows:

- Residential Zone - low to medium density development
 - net densities of between 28 to 33 dwellings per hectare.
- Residential Regeneration Zone – medium to high density development
 - average net densities of between 45 to 50 dwellings per hectare and should typically be in the form of 2 storey residential buildings, or
 - average net densities of between 40 to 120 dwellings per hectare and typically in the form of 3 to 5 storey residential buildings within the policy areas.

These standards do not readily apply to aged care facilities because the residential aged care beds and independent living units may have different attributes to traditional housing forms, for example, lesser car parking needs and shared facilities which reduce overall building footprints, or the inclusion of additional supportive activities associated with aged care that may increase building footprints.

Implications for this DPA

The policy framework should facilitate residential densities generally consistent with the Residential Regeneration Zone.

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3.3.9.2 Building Heights

The previous rezoning proposal over the area affected was to Residential Regeneration with a Main Road Policy Area that envisaged building heights of up to four-storeys. This was on the basis that land facing Ross Street and Fourth Avenue, Everard Park was rezoned with a two-storey building height limit providing transition down in height to the Residential Zone.

This DPA proposes a similar transition in building heights from five-storeys at the Norman Terrace frontage to two-storeys at Ross Street and Fourth Avenue, Everard Park. This is on the basis that the area affected is a consolidated site that can manage building setbacks to protect existing lower density residential areas from overlooking and overshadowing. The Norman Terrace frontage is separated from existing lower density residential areas to the south by the Glenelg to City tram.

Implications for this DPA

The policy framework should facilitate: up to five storey building forms; and a transition to two storey building forms at the existing residential interface on Ross Street and Fourth Avenue, Everard Park.

3.3.9.3 Airport Building Heights

The Residential Regeneration Zone envisages building heights of up to five storeys. The South Australian Planning Policy Library provides a guide of 3.5 metres floor to floor or 17.5 metres high for a five-storey building.

A five-storey building with a floor to floor height of approximately 3.5 metres and greater floor to floor height allowance at ground floor level is likely to slightly exceed 17.5 metres. Plant and equipment on the roof of such a building (including relevant design treatment and screening as per Council-wide provisions) will add to the overall height.

Consultation with the airport authority has identified that the Obstacle Limitation Surface over the site is at RL 48.5m Australian Height Datum (AHD) and above this height an Airspace Approval is required in accordance with the Airports Act. The site is approximately 26.5m AHD and therefore a structure of up to 22 metres could theoretically be supported without Airspace Approval.

The affected area is shown on Map Un/1 (Overlay2a) Airport Building Heights, as being within an area designated as Zone C for airport building heights. All development exceeding 15 metres above existing ground level is therefore required to be referred to the relevant airport authority. Within approximately 500 metres of the affected area, also within the general area designated as Zone C on Map Un/1 (Overlay 2a), is land where referral for airport building heights is for structures exceeding 20 metres and 22 metres.

For the reasons discussed, it is logical to raise the referral height for the site shown on Map Un/1 (Overlay 2a) Airport Building Heights as a minimum to 17.5 metres.

Implications for this DPA

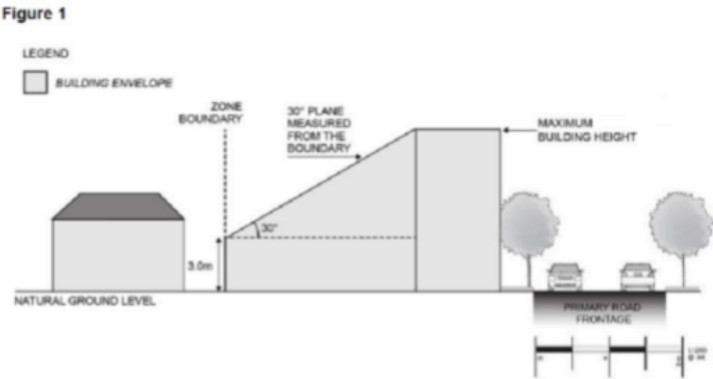
Consequential amendments to building heights mapping should be made to support building forms up to five-storey.

3.3.9.3 Setbacks

Council's Development Plan seeks to minimise the impacts of residential development at the interface with lower scale sensitive development for buildings of 3 or more storeys (or heights greater than 7 metres) through building envelope controls, as follows:

PDC 25 of the Residential Development Section

- 25** To minimise impacts at the interface with lower scale sensitive development, buildings of 3 storeys or more (or heights greater than 7 metres) should be constructed within a building envelope provided by a 30 degree plane, measured from a height of 3 metres above ground level (of the adjoining affected land) at the zone or Policy Area boundary (except where this boundary is the primary road frontage), as illustrated in **Figure 1**:



While not strictly relevant to all boundaries of the area affected, these building envelope controls have been used to inform setbacks as outlined below:

Parameter	Value
Minimum setback from Ross Street and Fourth Avenue	5 metres
Minimum setback from Norman Terrace	8 metres

Most of the affected area's western boundary abuts an existing medium density development site with two-storey building forms. A portion of the western boundary abuts the rear boundary of 11 Ross Street and the rear and side boundaries of 9 Ross Street, Everard Park. Given the policy framework proposes two-storey buildings fronting Ross Street it is appropriate to rely on the existing side and rear boundary setbacks within the Council-wide provisions of the Unley (City) Development Plan, as follows:

PDC 13 of the Interface Between Land Uses Section

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- 13** *Except where specified in a relevant zone or policy area, dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to minimise massing and overshadowing impacts to adjoining properties and should be in accordance with the following parameters:*

Building height from ground level of the adjoining affected land (metres)	Site area (square metres)	Minimum side boundary setback (metres)	Minimum rear boundary setback (metres)
≤4	≤300	1	3
	>300	1	5
>4 – 7	≤300	2	6
	>300	3	8
>7	≤300	3 (plus half the equivalent increase in building height over 7m)	6 (plus the equivalent increase in building height over 7m)
	>300	4 (plus the equivalent increase in building height over 7m)	8 (plus the equivalent increase in building height over 7m)

Implications for this DPA

Proposed setbacks should reflect existing policy contained in the Development Plan.

3.2.1.2 Affordable Housing

This DPA proposes a rezoning of the area affected to a zone that provides for predominantly residential development at medium density. On this basis, it is reasonable to consider whether the Affordable Housing Overlay and policies should apply.

The intent of the Affordable Housing Overlay and policies is to integrate affordable housing into residential and mixed-use development to provide a range of dwelling types for different household structures. The policies apply where development comprises 20 or more dwellings. This is unlikely to be the case for the affected area.

Given that this DPA can achieve housing diversity without the need to apply the Affordable Housing policies to the affected area, no change to existing policy is proposed.

Applying the Affordable Housing policies to the affected area could result in an inconsistent approach within the Unley (City) Development Plan which currently designates relatively discrete pockets of land along Anzac Highway, Greenhill Road and Unley Road within the Urban Corridor Zone or District Centre Zone. Each of the Urban Corridor and District Centre Zones envisage a mix of non-residential and residential development at greater heights and density that is proposed for the area affected.

Implications for this DPA

No amendment to the Affordable Housing Overlay (Map Un/1 (Overlay 5a)) and policies is required as a result of this DPA.

3.3.9 Tree Canopy

The City of Unley, through Council resolution, is seeking a rezoning for the affected area to facilitate an appropriate higher density, diversity of residential accommodation and the provision for a minimum of 15% deep soil and tree canopy cover. This could be achieved through insertion of new policy into the Zone and/or Policy Area or through amendment of existing Council-wide policy for Medium and High Rise Development (3 or More Storeys)

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Council has also resolved, outside of this rezoning process, to increase tree canopy cover across its local government district. For this reason, it is proposed to amend Council-wide provisions such that new policy will apply across the Council area including the area affected.

Heat mapping for the area affected (<https://www.resilienteast.com/>) shows cooling effects along the tram line associated with tree canopy cover that could be extended to the area affected.

New planning policy in South Australia is based on policy contained in the South Australian Planning Policy Library (SAPPL). There is no existing policy in the SAPPL for the provision of a minimum proportion of deep soil for tree planting. Given the Medium and High Rise Development (3 or More Storeys) Section of the Council-wide Section of the Unley (City) Development Plan includes significant local variation outside of policy included in the SAPPL, it is considered appropriate to amend the following existing policy for large sites:

PDC 23 of the Medium and High Rise Development (3 or More Storeys) Section

- 23** *Deep soil zones should be provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies.*

One way of achieving this is in accordance with the following table:

Site area	Minimum deep soil area	Minimum dimension	Tree/ deep soil zones
<300m ²	10m ²	1.5 metres	1 small tree/10m ² deep soil
300-1500m ²	7% site area	3 metres	1 medium tree/30m ² deep soil
>1500m ²	7% site area	6 metres	1 large or medium tree/60m ² deep soil
Tree size and site area definitions			
Small tree:	< 6 metres mature height and < less than 4 metres canopy spread		
Medium tree:	6-12 metres mature height and 4-8 metres canopy spread		
Large tree:	12 metres mature height and > 8 metres canopy spread		
Site area:	The total area for development site, not average area per dwelling		

Implications for this DPA

It is proposed to amend existing Council-wide policy in relation to tree size and deep soil zones to require a minimum 15% deep soil area for sites greater than 3,000m².

3.3.10 Public Realm

SOI Investigation

- Investigate and develop a suitable design framework for the treatment of streetscapes, public realm and the interface between public and private realm.

The Unley (City) Development Plan includes comprehensive Council-wide policy in relation to design matters including in the following Sections: Design and Appearance; Medium and High Rise Development (3 or More Storeys); Residential Development; Crime Prevention; Landscaping; and Transportation (Movement of People and Goods). Existing Council-wide policy is considered adequate.

The area affected has an approximate 176 metre frontage to Norman Terrace, Everard Park and is directly opposite the Glenelg to City tram with near proximity to the Black Forest tram stop. It is logical that Norman Terrace provide the primary public frontage to a consolidated development of the area affected. In contrast, the Ross Street and Fourth Avenue frontages interface with existing low-density residential development and future development can present to the street with a domestic garden feel. Given the different nature of these interfaces, it is appropriate that the proposed policy framework recognise the different relationship sought between the public and private realm according to road frontage.

Implications for this DPA

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Existing Council-wide policy is considered adequate in relation to Design and Appearance and can be reinforced through Desired Character in the Policy Area.

3.3.11 Zone and Policy Area Assessment

SOI Investigation

- *Consideration, justification and analysis of the application of the Residential Zone or Residential Regeneration Zone and potential insertion of Policy Area in the Unley Council Development Plan.*
- *Review of Desired Character Statement(s) and specific policy for the site to address issues such as desired land uses, built form, interfaces, traffic movements and access and minimum 15% deep soil and tree canopy.*
- *Prepare where necessary, concept plan(s) to guide future development.*

The area affected is currently zoned for residential purposes. The future zoning of the area affected should support the primacy of residential development while providing greater flexibility to support medium density development and various forms of accommodation for an ageing population such as independent and supported living options. The future zoning outcome should avoid insertion of a new zone within the Unley (City) Development Plan given the impending transition to the Planning and Design Code. The potential zone options from the South Australian Planning Policy Library (SAPPL) that are considered are as follows:

- Residential Zone
- Residential Regeneration Zone

It is noted that the Unley (City) Development Plan includes low density residential zoning surrounding the site, the majority of which have been earmarked for review.

As an unconverted Development Plan, the Zone Modules from the SAPPL are different to the existing comparable Zone in the Unley (City) Development Plan. The following assessment considers both the SAPPL Zone Modules and existing Zones in the Development Plan.

3.3.11.1 Residential Zone

The Residential Zone Module from the SAPPL envisages dwellings, supported accommodation and small-scale non-residential uses. The Zone Module includes a minimum of 15% affordable housing and provides an opportunity to define various parameters such as setbacks, site coverage, building height, open space area and car parking spaces. The Residential Zone Module includes the Medium Density Policy Area. The policy area contemplates development of up to 3 storeys. Medium Density Policy Area is not currently used in the Unley (City) Development Plan.

The Residential Zone in the Unley (City) Development Plan envisages dwellings and supported accommodation. The Zone contemplates development of low to medium density, of low and moderate scale, and primarily up to 2 storeys. The existing Residential Zone in the Development Plan includes Infill Policy Area 12. Infill Policy Area 12 envisages low growth (and infill) that is compatible with residential uses. Building height in Infill Policy Area 12 relies on building heights in the Residential Zone.

Given the predominantly low scale and low density envisaged by the Residential Zone, it is not considered the most appropriate zoning outcome in relation to the area affected.

3.3.11.2 Residential Regeneration Zone

The Residential Regeneration Zone Module from the SAPPL speaks to the integrated redevelopment of under-utilised land as well as a mix of housing to support changing demographics. The focus on the Zone Module is on the regeneration of areas at increased densities. Like the Residential Zone Module, the Residential Regeneration Zone Module envisages dwellings, supported accommodation and small-scale non-residential uses; 15% affordable housing; and provides an opportunity to define various parameters such as setbacks, site coverage, building height, open space area and car parking spaces. The Residential Regeneration Zone Module does not include Policy Area(s).

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Like the equivalent Zone Module, the Residential Regeneration Zone in the Unley (City) Development Plan speaks to the strategic redevelopment of areas for a range of housing to supporting changing demographics. The Zone envisages dwellings, supported accommodation and small-scale non-residential uses. It includes a minimum of 15% affordable housing and provides an opportunity to define various parameters such as setbacks, wall height, site area and frontage. The Zone contemplates predominantly medium density residential dwellings of 2 storeys as well as provision of medium to high density dwellings of up to 3 to 5 storeys. The Zone provides good alignment with the investigations informing this rezoning, and on this basis the Residential Regeneration Zone is considered the most appropriate zoning outcome for the area affected.

Desired Character, heights and density are further controlled throughout the Residential Regeneration Zone using four Policy Areas which relate to a relatively specific geographical area. Each Policy Area contains Objectives, Desired Character and Principles of Development Control. Two of the Policy Areas use concept plans. Given the specific nature of each Policy Area, no one Policy Area can readily be extended to the area affected. It is therefore proposed to insert a new Policy Area into the Residential Regeneration Zone for the area affected.

Implications for this DPA

It is considered that the Residential Regeneration Zone with a new Policy Area is the most appropriate zoning outcome for the area affected. Some minor consequential amendment to zone provisions will be required.

3.3.11.3 Concept Plan

The Statement of Intent sought an assessment of the need or otherwise for a concept plan(s) to guide future development. The affected area is not currently shown on a concept plan and therefore, if necessary, a new concept plan would need to be inserted into the Development Plan.

The policy framework speaks to a coordinated development outcome for the affected area, and a concept plan would provide an opportunity to express policy in relation to building heights, setbacks, access and open space geographically.

However, it is understood that the new Planning and Design Code does not readily support the transition of concept plans. Therefore, the proposed policy framework has been drafted with a Policy Area to be sufficiently clear as to the desired development outcome.

Implications for this DPA

It is considered that policy can be sufficiently clear so as not to warrant the inclusion of a concept plan.

3.3.11.4 Public Notification

Table Un/8 – Assignment of Categories for Public Notification Purposes currently assigns forms of development specifically envisaged through this DPA as Category 2 forms of Development for the purposes of Public Notification. Given, the proposed policy framework includes policy to manage key aspects of development such as setbacks, interface and building heights, it is considered appropriate that some forms of development are assessed as Category 1 forms of Development.

This can be achieved for the area affected without amending policy across the Council area by applying new policy to only the proposed Norman Terrace (Residential Regeneration) Policy Area 26. It is proposed that exceptions also be included such that development of three or more storeys that is within 30 metres of Ross Street and Fourth Avenue is publicly notified. Other exceptions are proposed for development of three or more storeys where either maximum building height is over 17.5 metres or where road or boundary setbacks are less than prescribed.

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Implications for this DPA

Amend categories for public notification purposes as it relates to forms of aged care accommodation envisaged in the Policy Area.

4. Recommended Policy Changes

Following is a list of the recommended policy changes based on the investigations of this DPA:

4.1 Council-wide Section

- **Medium and High Rise Development (3 or More Storeys)**
 - Insert new policy for the provision of 15% minimum deep soil area for site larger than 3000m² under the heading 'Environmental'.

4.2 Zoning

- **Residential Regeneration Zone**
 - Replace the existing Residential B350 Zone and Residential Streetscape (Built Form) Zone with the Residential Regeneration Zone.
 - Amend existing Zone Objective 3, existing PDC and relevant procedural matters to support envisaged land uses.
- **Residential B350 Zone**
 - Amend the introduction to reflect rezoning of parts of Everard Park.

4.3 Policy Area

- **Norman Terrace Policy Area 26**
 - Introduce Norman Terrace Policy Area 26 to the affected area including new objectives, desired character and principles of development control.

4.4 Tables

- **Table Un/8 – Assignment of Categories for Public Notification Purposes**
 - Amend categories for public notification purposes as it relates to forms of aged care accommodation.

4.5 Mapping and Overlays

- **Overlays**
 - Amend Structure Plan Map Un/1 (Overlay 1) to reflect amended zoning.
 - Amend Airport Building Heights Map Un/1 (Overlay 2a) to reflect increased referral building height.
- **Mapping**
 - Replace the following maps to reflect amended zoning / new policy:
 - Zone Map Un/7
 - Policy Areas Map Un/16

5. Consistency with the Residential Code

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The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

A portion of the affected area is currently outside the Determined Area for the purposes of Schedule 4 – Complying development, Clause 2B – New Dwellings of the Residential Code. It is proposed to extend the designation over the affected area.

6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in the **Section 2.1** of this document. This DPA is consistent with the direction of the Planning Strategy.

6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 6 August 2019. In particular, the proposed investigations outlined in the Statement of Intent have been addressed in **Section 3** of this document.

6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Unley Council Development Plan.

The proposed policies are based on South Australian Planning Policy modules and policy in the Unley Council Development Plan.

6.4 Complements the policies in the Development Plans for adjoining areas

The affected area of the DPA comprises land within the boundaries of the City of Unley and has no boundary with an adjoining Council.

Accordingly, the policies proposed in this DPA will not affect and will complement the policies of Development Plans for adjoining areas.

6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in **Section 2.3** of this document.

Norman Terrace Everard Park Regeneration DPA
Unley Council
Analysis

6.6 Satisfies the requirements prescribed by the Regulations

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

References/Bibliography

- **Active Ageing Strategy**, 2015, City of Unley.
- **Australian Bureau of Statistics**, Census data, 2006 to 2016.
- **Community Plan 2033**, 2017, City of Unley.
- **Environmental Noise Assessment, Norman Terrace Everard Park DPA**, September 2019, prepared by Sonus Pty Ltd.
- **Preliminary Site Investigation**, 27 September 2019, prepared by Mud Environmental, Report Reference ME-291.R1.0.
- **Preliminary Tree Assessment**, 12 September 2019, prepared by Arborman Tree Solutions, Report Reference ATS5645-NorTcPTA-R2.
- **Services Assessment Report, Norman Terrace Everard Park**, 1 October 2019, prepared by Wallbridge Gilbert Aztec, Doc No. WGA191537-RP-CV-0001 Rev. B.
- **Social Impact Assessment, Everard Park Regeneration DPA**, 26 September 2019, prepared by Holmes Dyer Pty Ltd.
- **State Planning Policies for South Australia**, 31 January 2019, prepared by the State Planning Commission on behalf of the Minister for Planning, Government of South Australia 2019.
- **Stormwater Management Strategy – DPA Report, Everard Park Norman Terrace Residential Aged Care**, 1 October 2019, prepared by Wallbridge Gilbert Aztec, Doc No. WGA191537-RP-CV-0002 Rev. B.
- **Summary of Strategic Development Options**, February 2016, prepared by One Fell Swoop.
- **The 30 Year Plan for Greater Adelaide 2017 Update**, Department of Transport, Planning and Infrastructure, Government of South Australia.
- **Traffic Investigation, Development Plan Amendment Norman Terrace, Everard Park**, October 2019, prepared by MFY Pty LTD.
- **Unley (City) Development Plan**, Government of South Australia, Consolidated 19 December 2017.

Norman Terrace Everard Park Regeneration DPA
Unley Council
Schedule 4a Certificate

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
Sarah Gilmour, Senior Consultant, Holmes Dyer Pty Ltd

DATED this [XX] day of [Month] 2019

.....
Chief Executive Officer

Appendices

Appendix A - Assessment of the Planning Strategy

Norman Terrace Everard Park Regeneration DPA
Unley Council
Appendix A – Assessment of Planning Strategy

Appendix A - Assessment of the Planning Strategy

The 30 Year Plan for Greater Adelaide 2017 Update (The 30 Year Plan) is the relevant volume of the Planning Strategy for South Australia and applies to the area affected for this DPA. The DPA will support the following targets of The 30 Year Plan for Greater Adelaide 2017 Update:

Target	How the target will be implemented:
1. Containing our urban footprint and protecting our resources	
1.1 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.	The affected area is within an established urban area. In accordance with the intent of this target, the rezoning will enable new housing forms and accommodation options for an ageing population to be established within metropolitan Adelaide.
2. More ways to get around	
60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045.	The rezoning will enable a greater intensity of residential development to support the public transport network and the City to Glenelg tram located immediately opposite the affected area.
3. Getting active	
Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.	The DPA will allow for an increased number of people living in proximity of key employment locations; as well as supporting increased opportunity for employment at the affected area from the operation and servicing of expanded aged care facilities. The Mike Turtur bikeway runs past the affected area along Norman Terrace providing for an off-road path linking between the City and Glenelg.
4. Walkable neighbourhoods	
Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.	The DPA will support residential development of land with ease of walking access to a range of local shopping and services.
5. A green liveable city	
Urban green cover is increased by 20% in metropolitan Adelaide by 2045.	The DPA includes policy in relation to vegetation, landscaping and deep root zones to provide tree canopy (green) cover on the affected area (minimum of 15%).
6. Greater housing choice	
Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.	The DPA provides for housing diversity including opportunities for dependent accommodation, assisted living accommodation, age-specific accommodation and apartments to meet changing household needs and an ageing population.

Norman Terrace Everard Park Regeneration DPA
Unley Council
Appendix A – Assessment of Planning Strategy

The DPA will support the following policies of The 30 Year Plan for Greater Adelaide 2017 Update:

Policy	How the policy will be implemented:
Transit corridors, growth areas and activity centres	
P1 Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2).	The DPA provides an opportunity for coordinated infill development of underutilised land that will assist in the delivery of a more compact urban form. The subject land is adequately serviced by infrastructure and is accessible by public transport (tram).
P2 Increase residential and mixed use development in the walking catchment of: <ul style="list-style-type: none"> ▪ strategic activity centres ▪ appropriate transit corridors ▪ strategic railway stations. 	
P4 Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed	The DPA provides for low to medium rise development. The interface with lower rise areas is managed through a transition-down in height (two storeys) and setbacks at the residential interface.
A4 Rezone strategic sites to unlock infill growth opportunities that directly support public transport infrastructure investment.	The rezoning facilitates development of a consolidated land holding that is currently underutilised.
Design quality	
P29 Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.	The Development Plan currently contains various Council-wide policies that require high quality streetscape, public realm and response to local context. This is reinforced through the proposed policy framework including low density residential interface with the established suburb of Everard Park.
P30 Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.	The DPA limits and consolidates vehicle access points to protect streetscape amenity.
P26 Develop and promote a distinctive and innovative range of building typologies for residential housing which responds to metropolitan Adelaide's changing housing needs, reflects its character and climate, and provides a diversity of price points.	The DPA provides policy flexibility to facilitate a range of contemporary housing types that meet the needs of the current and future population and specifically contribute to housing diversity and a range of price points for older persons accommodation, including an ability to 'age-in-place.'
P27 Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts.	The DPA provides for transition from the South Road Corridor along Norman Terrace to provide a vibrant precinct in proximity of the City to Glenelg tram.
P32 Encourage higher density housing to include plantable space for trees and other vegetation where possible.	The DPA includes policy in relation to vegetation, landscaping and deep root zones to provide tree canopy (green) cover on the affected area (minimum of 15%).
Housing mix, affordability and competitiveness	

Norman Terrace Everard Park Regeneration DPA
Unley Council
Appendix A – Assessment of Planning Strategy

Policy	How the policy will be implemented:
<p>P36 Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p>	<p>The policy framework supports housing in an area with ease of access to employment by active travel and public transport.</p>
<p>P42 Provide for the integration of affordable housing with other housing to help build social capital.</p>	
<p>P45 Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.</p>	
<p>P37 Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> ▪ ancillary dwellings such as granny flats, laneway and mews housing ▪ dependent accommodation such as nursing homes ▪ assisted living accommodation ▪ aged-specific accommodation such as retirement villages ▪ small lot housing types ▪ in-fill housing and renewal opportunities. 	<p>The DPA provides policy flexibility to facilitate a mix of housing types to meet the demands of a changing age structure and household profiles including opportunities for:</p> <ul style="list-style-type: none"> ▪ dependent accommodation ▪ assisted living accommodation ▪ aged-specific accommodation. ▪ <p>The policy framework encourages a range of housing to be provided on the subject land that facilitates accommodation for persons as their needs dictate.</p>
<p>P39 Promote universal and adaptable housing principles in new housing stock to support changing needs over a lifetime, including the needs of those who are less mobile.</p>	
<p>A27 Develop a policy framework to support projects that provide for aged care and retirement accommodation to meet growing demand.</p>	
<p>A22 Provide mechanisms to support the development of larger sites to regenerate neighbourhoods, including:</p> <ul style="list-style-type: none"> ▪ developing a model (in collaboration with councils and developers) for providing incentives for landowners to amalgamate neighbouring sites ▪ preparing guidelines on options and incentives for the renewal of larger sites to increase development yield in return for contributions to the local neighbourhood. 	<p>The DPA responds to the active consolidation of a land holding to enable a planned expansion of an existing aged care facility (and services).</p> <p>The policy framework supports opportunities for additional low-scale supporting community uses.</p>
<p>Health, wellbeing and inclusion</p>	

Norman Terrace Everard Park Regeneration DPA
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Appendix A – Assessment of Planning Strategy

Policy	How the policy will be implemented:
<p>P49 Encourage more trees (including productive trees) and water sensitive urban landscaping in the private and public realm, reinforcing neighbourhood character and creating cooler, shady and walkable neighbourhoods and access to nature.</p> <p>(Infrastructure) P86. Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</p> <ul style="list-style-type: none"> ▪ walking and cycling paths and facilities ▪ local stormwater and flood management including water sensitive urban design ▪ public open space ▪ sports facilities ▪ street trees ▪ community facilities, such as child care centres, schools, community hubs and libraries. 	<p>The DPA includes policy in relation to vegetation, landscaping and deep root zones to provide tree canopy (green) cover on the affected area (minimum of 15%).</p> <p>The area affected is of a scale that water sensitive urban design outcome can be readily achieved.</p> <p>The policy framework supports opportunities for additional low-scale supporting community uses.</p>
Transport	
<p>P77 Ensure that new housing (and other sensitive land uses) permitted in locations adjacent to airports and under flight paths or near major transport routes (road, rail and tram) mitigates the impact of noise and air emissions.</p>	<p>The DPA is informed by a noise assessment that demonstrates no material impacts and no requirement for policy amendment.</p> <p>The DPA proposes to amend airport building heights for the affected area in relation to referrals for structures exceeding 15 metres above existing ground level.</p>

Development Plan Amendment

By the Council

Unley Council

Norman Terrace Everard Park Regeneration DPA

The Amendment

For Consultation

Norman Terrace Everard Park Regeneration DPA
Unley Council
Amendment Instructions Table

Amendment Instructions Table									
Name of Local Government Area: Unley Local Government Area									
Name of Development Plan: Unley (City) Development Plan									
Name of DPA: Norman Terrace Everard Park Regeneration DPA									
<p><i>The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 19 December 2017.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>									
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.					
COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)									
Amendments required: Yes									
Medium and High Rise Development (3 or More Storeys) - Environmental									
1.	Amend	Within PDC 23 in the table, where site area is > 1500m ² , amend site area, as follows: 1500-3000m ²	N	N					
2.	Insert	Within PDC 23 immediately after the row where site area is > 1500m ² , insert new row, as follows: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 25%; padding: 5px;">> 3000m²</td> <td style="width: 25%; padding: 5px;">15% site area</td> <td style="width: 25%; padding: 5px;">6 metres</td> <td style="width: 25%; padding: 5px;">1 large or medium tree/60m² deep soil</td> </tr> </table>	> 3000m ²	15% site area	6 metres	1 large or medium tree/60m ² deep soil	N	N	
> 3000m ²	15% site area	6 metres	1 large or medium tree/60m ² deep soil						
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)									
Amendments required: Yes									
Residential Regeneration Zone									
3.	Insert	Within the introductory sentence additional map reference numbers for Maps Un/: 7 and 16	N	N					
4.	Insert	Within Objective 3, after the words "smaller household size" insert the following words:	N	N					

Norman Terrace Everard Park Regeneration DPA
Unley Council
Amendment Instructions Table

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

Norman Terrace Everard Park Regeneration DPA
Unley Council
Amendment Instructions Table

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

Attachment A

Norman Terrace Policy Area 26

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

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 3 Low to medium rise, medium to high density development should typically be in the form of 3 to 5 storey buildings in the core of the policy area and along Norman Terrace and not extending closer than 30 metres from Ross Street and Fourth Avenue.
- 4 Low rise, low to medium density development should typically be in the form of 2 storey buildings facing Ross Street and Fourth Avenue.

Norman Terrace Everard Park Regeneration DPA
Unley Council
Attachment A

- 5** Except where airport building height restrictions prevail, buildings should be designed in accord with the following parameters:

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

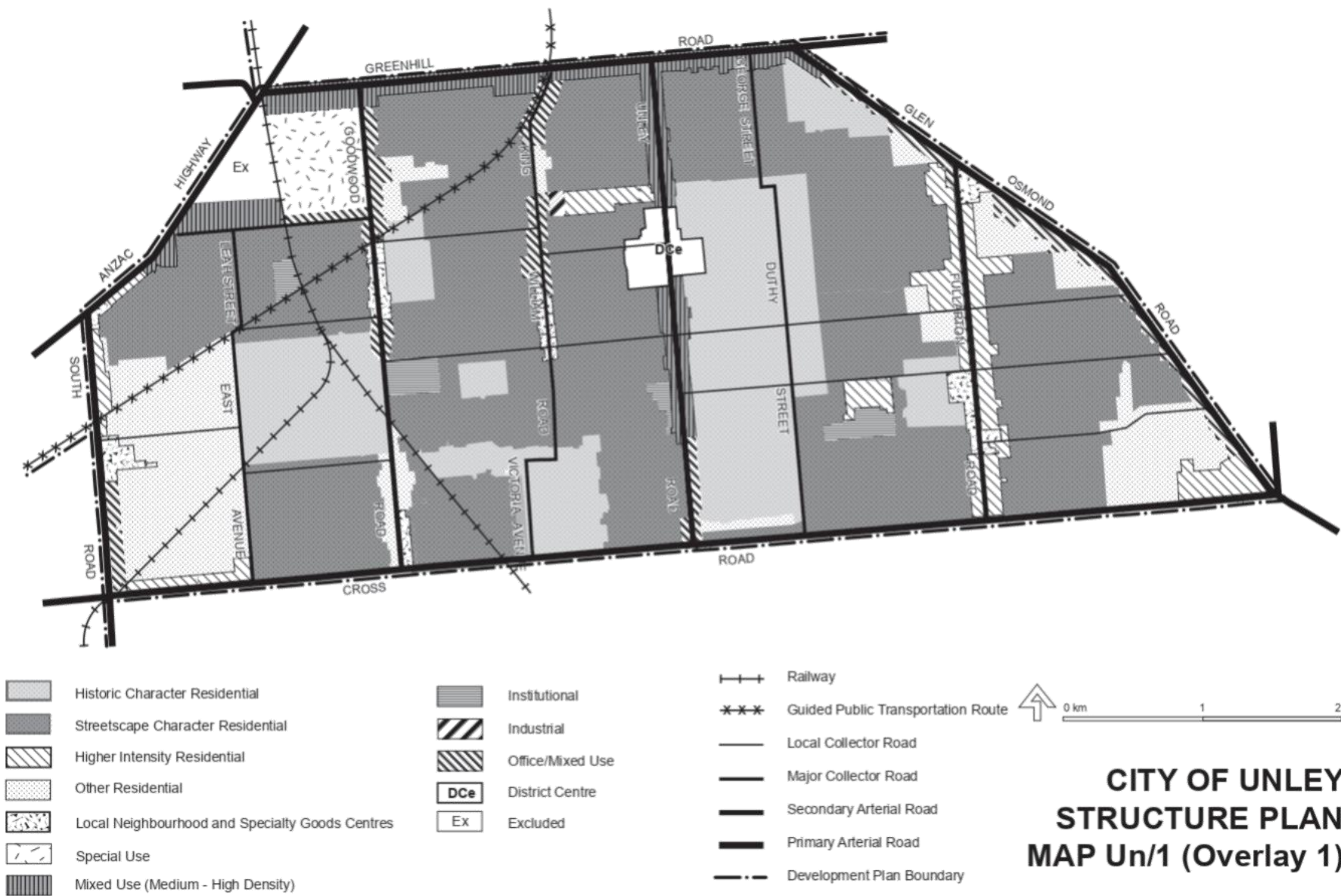
- 6** A dwelling should be designed in accord with the following parameters:

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

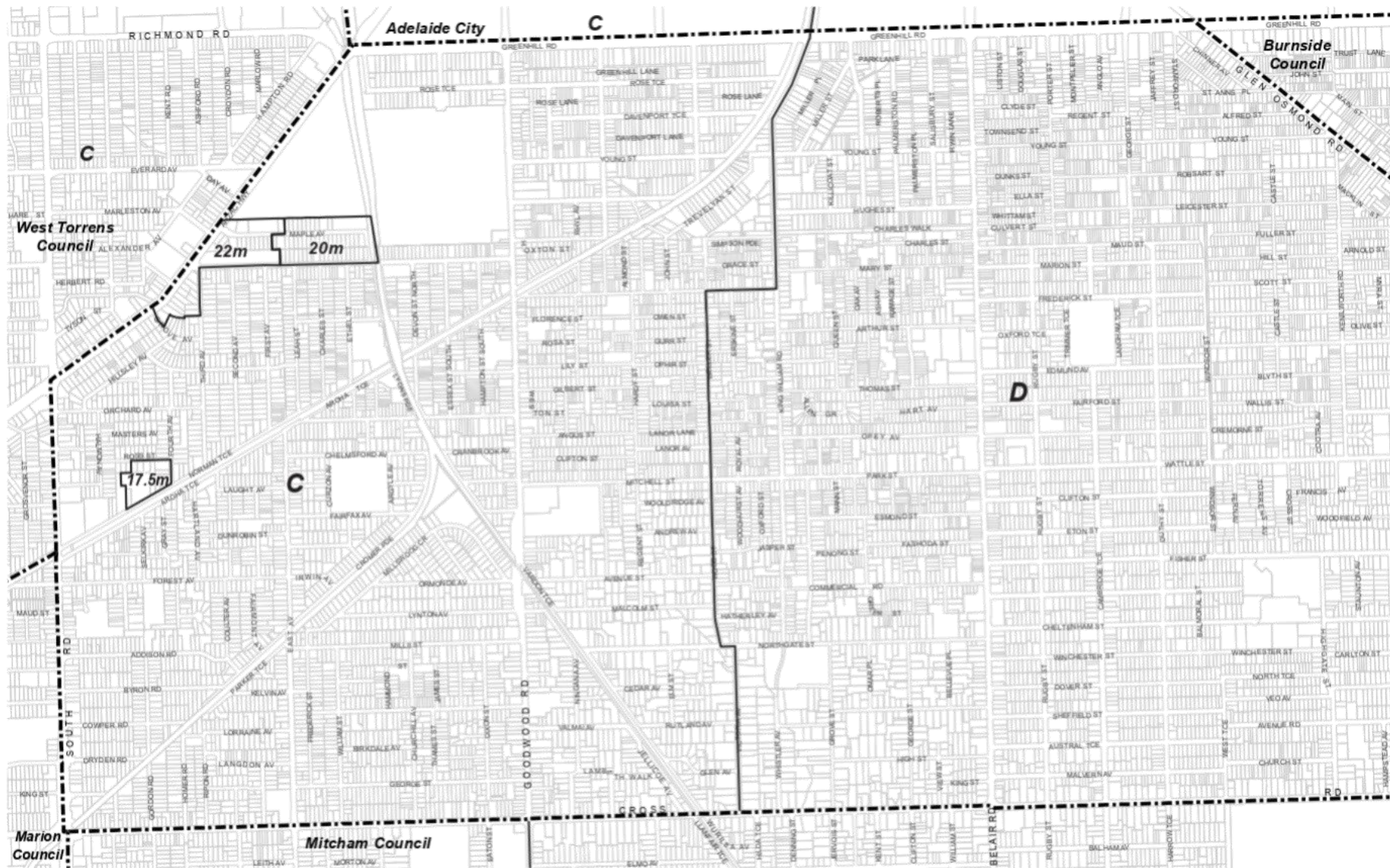
* A minimum frontage of 6 metres applies where the site has access-only frontage to the street.

- 7** Development should provide a positive streetscape contribution by:
- (a) providing an open garden character and 2 to 3 metre perimeter landscaping to Ross Street and Fourth Avenue and between groups of dwellings fronting those roadways
 - (b) providing a high quality distinctive public streetscape along Norman Terrace
 - (c) siting and designing the garaging and parking of vehicles as a relatively minor element when viewed from the public realm and desirably located below ground in basement levels or located discretely to the rear and limiting the number of separate driveways.

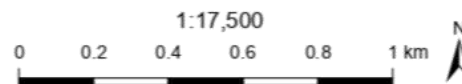
Attachment B



Attachment C

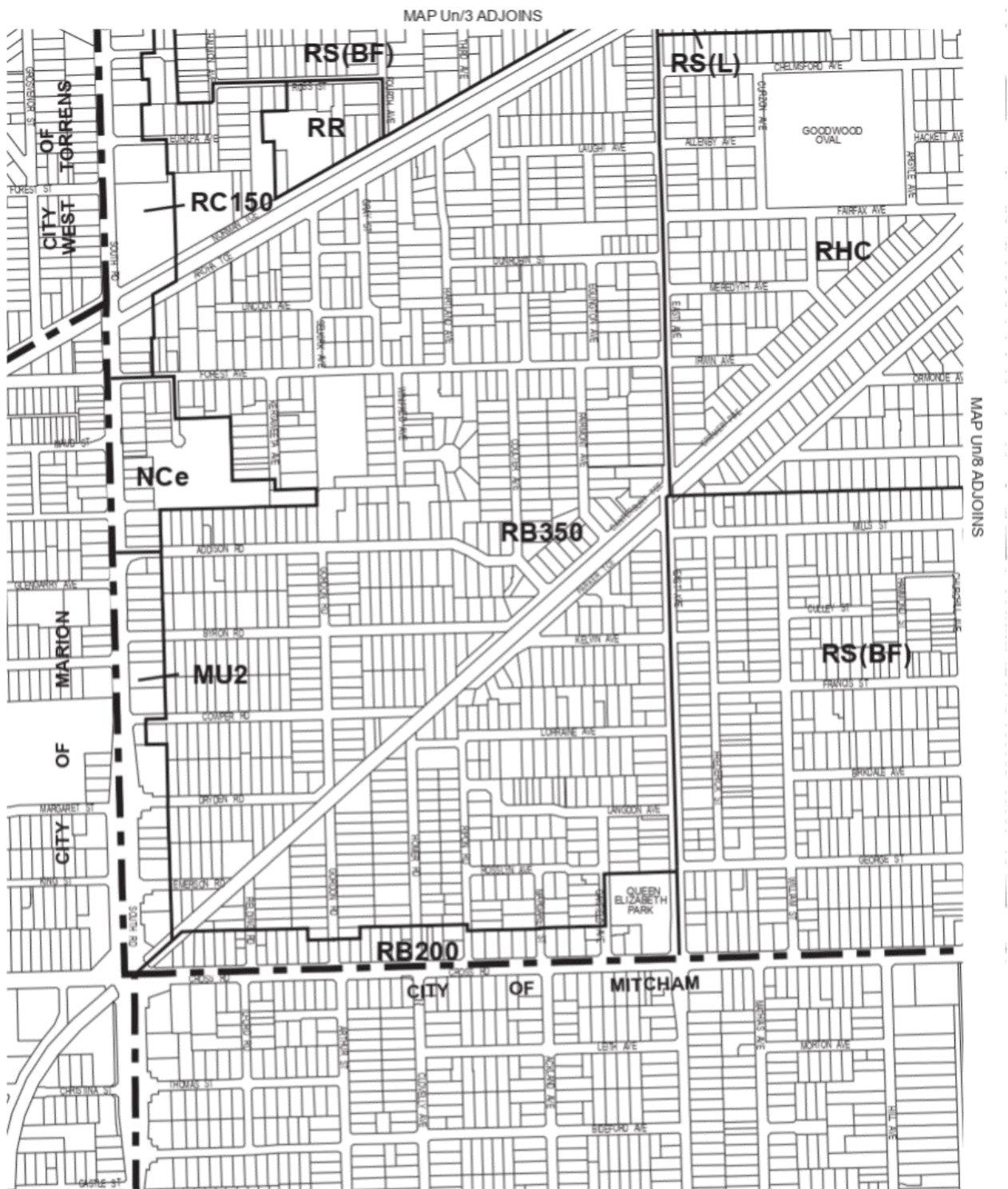


Referral to Federal
Airports Corporation required for:
Zone C All Structures Exceeding 15 metres above existing ground level
Zone D All Structures Exceeding 45 metres above existing ground level
20m - 22m All Structures Exceeding height identified on maps
(above existing ground level, measured from the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



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

Attachment D

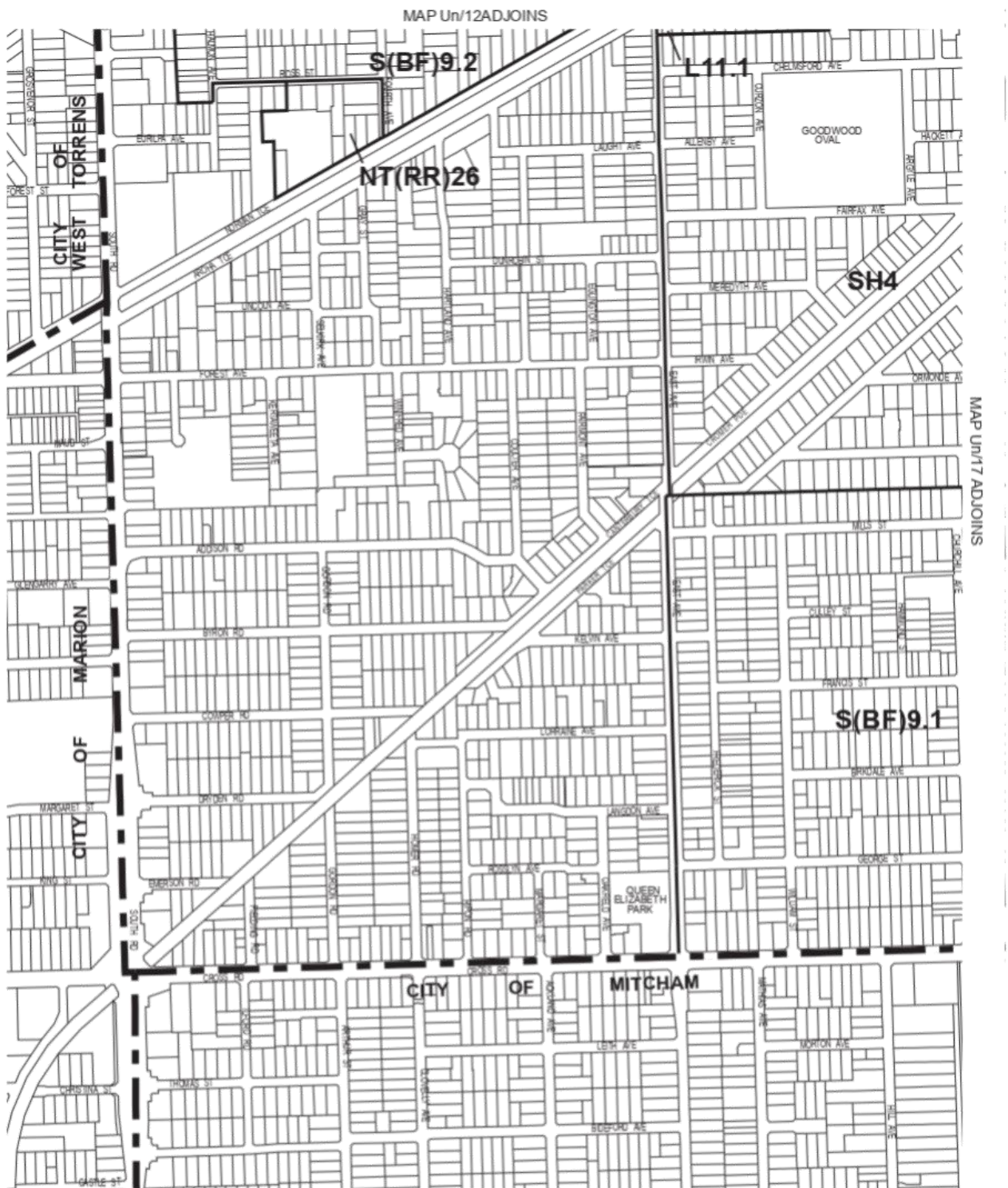


Note: For Policy Areas See Map Un/16

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

—	Zone Boundary
— — —	Development Plan Boundary

Attachment E



- SH4** Policy Area 4 - Spacious Historic Millswood Page Estate
- S(BF)9.1** Policy Area 9 - Spacious (Built Form) Precinct 9.1
- S(BF)9.2** Policy Area 9 - Spacious (Built Form) Precinct 9.2
- L11.1** Policy Area 11 - Landscape Precinct 11.1
- NT(RR)26** Policy Area 26 - Norman Terrace (Residential Regeneration)

 Policy Area Boundary
 Development Plan Boundary



UNLEY (CITY) POLICY AREAS MAP Un/16