

City Strategy and Development Policy Committee

AGENDA

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

Tuesday

13 March 2018

6.00pm

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



Peter Tsokas
Chief Executive Officer

CITY STRATEGY AND DEVELOPMENT POLICY COMMITTEE

AGENDA

Tuesday, 13 March 2018, 6.00pm

MEMBERS

Councillor Michael Rabbitt – Presiding Member
Councillor D Palmer
Councillor J Boisvert
Councillor M Hewitson
Mr D Wallace
Mr L Roberts
Ms I Iwanicki

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.

APOLOGIES

CONFIRMATION OF MINUTES

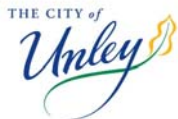
OFFICER'S REPORTS

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
10	Conflict of Interest	3-5
11	Planning Strategy and Policy Program Update	6-14
12	SA Planning System Reform – Implementation Work Program	15-66

CONFLICT OF INTEREST

TITLE:	CONFLICT OF INTEREST
ITEM NUMBER:	10
DATE OF MEETING:	13 MARCH 2018
ATTACHMENTS:	1. CONFLICT OF INTEREST DISCLOSURE FORM

Members to advise if they have any material, actual or perceived conflict of interest in any Items in this Agenda.



Conflict of Interest Declaration Form

I, have received a copy of the agenda
[insert name]

for the:

[delete that which is not applicable]

Ordinary Council / Special Council

Committee:

.....
[insert name]

Board:

.....
[insert name]

meeting to be held on:

.....
[insert date]

I consider that I have a:

[delete that which is not applicable]

***material** conflict of interest pursuant to section 73

***actual** or ***perceived** conflict of interest pursuant to section 74

of the *Local Government Act 1999* ("the LG Act") in relation to the following agenda item:

.....
[insert details]

which is to be discussed by the ***Council / *Committee / *Board** at that meeting.

[delete that which is not applicable]

The nature of my **material** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you (or a person prescribed in section 73(1) of the LG Act) stands to obtain a benefit or suffer a loss depending on the outcome of the consideration of the matter at the meeting of the Council in relation to the agenda item described above].*

As a consequence I will leave the meeting and take no part in deliberations relating to the item.

OR

The nature of my **actual** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why the conflict between your interests and the public interest might lead to a decision that is contrary to the public interest in relation to the agenda item described above].*

I intend to deal with my **actual** conflict of interest in the follow transparent and accountable way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the actual conflict of interest in a transparent and accountable way]*

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OR

The nature of my **perceived** conflict of interest is as follows *[ensure sufficient detail is recorded, including the reasons why you consider that an impartial fair-minded person could reasonably consider that you have a perceived conflict of interest in the matter]*

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I intend to deal with the **perceived** conflict of interest in the following transparent and accountable Way *[ensure sufficient detail is recorded as to the manner in which you intend to deal with the perceived conflict of interest in a transparent and accountable way]*

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Signed:

Date:

For OCEO Use Only	
Received by:	
Signed:	
Date:	
ECM Ref:	

INFORMATION REPORT

REPORT TITLE:	PLANNING STRATEGY AND POLICY PROGRAM UPDATE
ITEM NUMBER:	11
DATE OF MEETING:	13 MARCH 2018
AUTHOR:	DAVID BROWN
JOB TITLE:	PRINCIPAL POLICY PLANNER

1. **EXECUTIVE SUMMARY**

An update report is provided to the Committee and Council to continue to inform Members of the progress of Strategic Planning Projects, the Development Plan Amendment (DPA) program, and the SA Planning System Reform.

The 30-Year Plan for Greater Adelaide 2017 Update is intended to guide future Local Area Planning and policy. Council should continue to pursue an influential role in shaping the local approach and application of planning zones and parameters.

The Inner and Metropolitan Corridor (Design) and (Sites) Minister DPA's, excluding the Unley Road Malvern site but including improved design parameters, were approved on the 19 December 2017.

Three Council DPA's and the final policy amendments under the current system were concluded in July 2017.

The new Planning System is progressively being implemented. A range of fundamental tasks, principally the new Planning and Design Code (replacement for current Development Plan), will occur up to June 2020. Significant investment in this process is warranted to pursue the most effective new system and local planning policy possible for desired outcomes and expectations of the local community.

2. **RECOMMENDATION**

That:

1. The report be received.
-

3. RELEVANT CORE STRATEGIES/POLICIES

1.1 Unley Community Plan 2033 themes, goals and objectives

Community Living

People value our City with its enviable lifestyle, activities, facilities and services

1.3 Our City meets the needs of all generations

1.4 Our Community is proud to be part of our City

1.5 Our City is connected and accessible

Environmental Stewardship

We will maintain and enhance our urban environment, and strengthen our City's resilience to climate change by providing leadership to our community

2.1 Unley's urban forest is maintained and enhanced

2.3 The energy efficiency of the City is increased and carbon footprint reduced

2.4 Efficient, effective and sustainable water management is ensured

2.5 The City's resilience to climate change is increased

Economic Prosperity

Our businesses are valued because of the range of goods, services and facilities they provide, and new businesses are supported, not burdened with bureaucracy

3.1 Unley is recognised as an easy place to do business

3.2 Thriving Main streets and other business activities operate across our City

Civic Leadership

Council will listen to the community and make transparent decisions for the long term benefit of the City

4.1 We have strong leadership and governance

1.2 State Planning Strategy (The 30-Year Plan for Greater Adelaide (2017 Update))

4. DISCUSSION

The information following provides both the background and a current update of the planning strategy, development policy program and SA Planning System Reform. Additional background is contained in previous Committee reports, including the last in July 2017.

4.1 Strategic Planning Projects

4.1.1 Strategic Directions Report and DPA Program

The Unley Strategic Directions Report (2014) outlined the Strategic Planning Framework and program of Development Plan Amendments (DPA Program).

The focus has now shifted to the new *Planning, Development and Infrastructure Act 2016* (PDI Act) and implementation of the new system, including associated new 'Planning and Design Code'. Long-standing or new DPA's are no longer supported.

Council is now involved in transitioning existing and desired strategy, zoning and policy into the new Planning and Design Code.

4.1.2 The 30-Year Plan for Greater Adelaide 2017 Update

The 30-Year Plan for Greater Adelaide (GA30) is a volume of the current Planning Strategy for South Australia and sets the framework for local planning strategy and policy. The GA30 will form a Regional Plan under the new PDI Act to the same end.

The GA30, initially released in 2010, was updated in 2017 following consultation in 2016.

The Plan provides six high level Targets to be achieved by 2045:

- *Containing our urban footprint and protecting our resources – 85% of new housing will be in established areas;*
- *More ways to get around – 60% of new housing will be in proximity of public transport;*
- *Getting active – increase share of active transport work trips by 30%;*
- *Walkable neighbourhoods – increase portion of residents in walkable neighbourhoods by 25%;*
- *A green liveable city – increase urban 'green cover' by 20%;*
- *Greater housing choice – increase housing choice by 25%.*

The Targets are laudable, and generally have already been exceeded in the City of Unley. This should afford council some support with its current strategic approach to maintain the majority of its neighbourhoods and focus required growth in suitable areas.

One example of the significant challenges in attaining the targets and good design outcomes is the inherent tension between the 'green cover' target and the other growth and change 'urban infill' targets. There is a focus on public realm opportunities, but this is the minor portion of the (sub)urban context.

To attain meaningful success, the respective policy will need to be balanced through Local Area Planning, spatial application of zoning, and design policy mechanisms for the major portion of the (sub)urban environment contained in private realm development.

Pursuant to the GA30 Implementation Plan for 2017/18 and in conjunction with the roles for the State Planning Commission (SPC) and the Department of Planning Transport and Infrastructure (DPTI), “... *the specific role of local government, in partnership with DPTI, will be to:*

- *lead the strategic planning process, at the local level, in collaboration with state government agencies and key stakeholders to identify areas of growth and change;*
- *leverage local knowledge, decision making and consultation to achieve better outcomes on the ground;*
- *help implement the Plan’s policies and actions;*
- *help identify opportunities for partnerships and exemplar projects.”*

The City of Unley continues to pursue a positive relationship with DPTI and the State by being strategic, leading and pro-active in achieving better local outcomes. It is important to take all opportunities to contribute to the development of the system to assist and guide DPTI towards the best possible outcome. It is expected that the positive relationship will continue and indicated support will ensue to address the best outcomes relative to the local context, the community and desired outcomes.

Refer to Part 4.4 below and Item 12 regarding current progress with the new planning system.

4.2 Ministerial Development Plan Amendments

4.2.1 Inner and Middle Metropolitan Corridor (Design) Development Plan Amendment by the Minister

The aim of this DPA was to improve the design criteria for larger scale and mixed use developments. The amendments were generally positive, which council supported together with comments for further reinforcement of better standards.

Following consultation in June/July 2017, public hearings by the State Planning Commission (SPC) in August and subsequent review, the Minister approved the DPA with a limited range of minor alterations on the 19 December 2017.

A summary of the process and alterations made to the Amendment, extracted from the final approved DPA documentation, is contained in Attachment 1 to Item 11/18.

Attachment 1

4.2.2 Inner and Middle Metropolitan Corridor (Sites) Development Plan Amendment by the Minister

The aim of this DPA was to consider expansion of the Urban Corridor Zone for higher density mixed use development applied to a number of additional selected areas.

The premise and scope of the DPA raised a variety of concerns about site selection, suitability, land use, and urban design parameters. Council appreciates and supports the concept of suitable higher density mixed use on selected corridors but made a comprehensive submission regarding concerns with this DPA in July 2017.

Following consultation in June/July 2017, public hearings by the State Planning Commission (SPC) in August and subsequent review, the Minister approved the DPA with a range of alterations on 19 December 2017.

The key changes include the removal of the Unley Road Malvern area from the DPA and a range of improved policy and urban design parameters for the other areas; reflecting much of, but not all of, Council's comments.

A summary of the process and alterations made to the Amendment, extracted from the final approved DPA documentation, is contained in Attachment 2 to Item 11/18.

Attachment 2

4.3 Council Development Plan Amendments

The final Council Development Plan Amendments were concluded in 2017 and included:

4.3.1 Residential Character and Growth Areas and Council Wide Policy Review Development Plan Amendment Stage 2 Part 1(East)

Part 1 affected the area to the east of Goodwood Road, tram-line and East Avenue. It was approved on 4 July 2017. Part 2 for policy changes in the west are not to be progressed but will be encompassed in the forthcoming Planning and Design Code transition.

4.3.2 General Development Plan Amendment

The DPA included provisions for a range of minor and procedural improvements plus enhanced opportunity for accessory dwellings. This DPA is a lower priority for the State and is now not proceeding. The policy matters will be incorporated through the forthcoming Planning and Design Code transition.

4.3.3 Unley Central Precinct Development Plan Amendment

This DPA included changes to the District Centre Zone to support better integrated higher density mixed use, including residential. It was approved on 4 July 2017.

More information and background in relation to these DPA's is provided in previous Committee reports, in particular July 2017.

4.4 SA Planning System Reform

The Minister for Planning appointed the Expert Panel on Planning Reform in 2012 to review and recommend a new and improved planning system. Comprehensive consultation occurred in 2013 and an "Our Ideas for Reform" report was delivered in late 2014.

This has led to a major program of change starting with the enactment of the new Planning, Development and Infrastructure Act (2016). The resultant new system is progressively being implemented, eg new State Planning Commission in May 2017, Council Assessment Panels in October 2017 and feedback on draft Community Engagement Charter in December 2017.

The extensive range of additional elements and supporting instruments are to be developed and implemented through to June 2020. A key instrument is the state-wide Planning and Design Code with a suite of policy 'tools' to be mixed and matched to replace the current Development Plan (as best as able).

To assist with this process, the collaboration of local government is pivotal. The DPTI are seeking to develop a 'Collaborative Work Program' between the Administrations to outline the full scope of tasks and the mutual arrangements towards the ultimate implementation. In reality though, the program is largely being driven by DPTI.

In the spirit of continued cooperation and investment in a better outcome a genuine commitment is being offered. Work to date has included various operational changes, review of GA30 in 2016 and new Community Engagement Charter in 2017. Continuing work has included a preliminary high level Development Plan Review in December 2017 and a Strategic Planning Analysis in March 2018 to guide the desired future outcomes and implementation of the new Code.

Preparing for the desired changes and better local outcomes poses major implications for local government, eg reviewing, improving and coordinating planning policy, transport, assets, environment, community plans etc, to contribute to overall beneficial future city development. To be properly and comprehensively prepared will require consideration of the level of investment of resources in ongoing budget deliberations. It considered warranted to improve the potential local outcomes.

Refer to Item 12 regarding the current progress with the current new planning system implementation program.

Inner and Middle Metropolitan Corridor (Design) Minister Development Plan Amendment

Approval DPA – 19 December 2017

Background

The Inner and Middle Metropolitan Corridor (Design) Development Plan Amendment (DPA) by the Minister amends the Norwood Payneham & St Peters (City), Unley (City), Burnside (City) and West Torrens Council Development Plans.

This DPA was undertaken as a DPA process B, which included:

- An Initiation Document agreed on 22 February 2017;
- A DPA released for concurrent agency, council and public consultation from 30 May 2017 to 25 July 2017;
- Four (4) Public Meetings conducted by the State Planning Commission (SPC) Public Meeting Panel (in conjunction with the Inner and Middle Metropolitan [Sites] DPA) on 8, 15, 21 and 24 August 2017 at the Sage Hotel, Adelaide.

Consultation

A total of thirty-three (33) public submissions were received on the DPA during the consultation period. This included five (5) Council submissions. Four (4) agency submissions were also received in relation to the DPA and eight (8) verbal submissions were made at the Public Meetings.

Approval Stage

Based on a review of all submissions and in consideration of the recommendations of the State Planning Commission (SPC), a number of alterations have been made to the Amendment. This includes the following general changes to the affected Development Plans:

- (a) Removal of a requirement (in a 'Design and Appearance' PDC in the Medium and High Rise Development general module) which would have restricted the use of paint as a suitable building façade treatment for upper building levels. The decision was made on the basis that paint is considered to be a versatile (multi-purpose) building material and product.
- (b) A range of other minor alterations have been made to the DPA in accordance with those identified in the Summary of Submissions tables.
- (c) A list of additional design matters identified in Council submissions for further consideration as part of the [Design] DPA will instead be further explored as part of the preparation of the new Planning and Design Code.

Extract from the Approved IMMC(Design) MDPA 19 December 2017 of a summary of the process and alterations made to the final Amendment.

Inner and Middle Metropolitan Corridor (Sites) Minister Development Plan Amendment

Approval DPA – 19 December 2017

Background

The Inner and Middle Metropolitan Corridor (Sites) Development Plan Amendment (DPA) by the Minister amends the Norwood Payneham & St Peters (City), Unley (City), and West Torrens Council Development Plans.

This DPA was undertaken as a DPA process B, which included:

- An Initiation Document agreed on 22 February 2017;
- A DPA released for concurrent agency, council and public consultation from 30 May 2017 to 25 July 2017;
- Four (4) Public Meetings conducted by the State Planning Commission (SPC) Public Meeting Panel (in conjunction with the Inner and Middle Metropolitan [Design] DPA) on 8, 15, 21 and 24 August 2017 at the Sage Hotel, Adelaide.

Consultation

A total of four hundred and forty-two (442) public submissions were originally received on the DPA during the consultation period, however fourteen (14) submissions were retracted leaving a total of four hundred and twenty-eight (428) submissions received. This included three (3) Council submissions. Four (4) agency submissions were also received in relation to the DPA and fifty-two (52) verbal submissions were made at the Public Meetings.

Approval Stage

Based on a review of all submissions and in consideration of the recommendations of the State Planning Commission (SPC), a number of alterations have been made to the Amendment. This includes the following general and specific changes to affected Development Plans:

.....

Unley (City) Development Plan

- (h) Site 6 (**Glen Osmond Road, Parkside** – includes the Capps Seafoods site) – Inclusion of additional policies to encourage use of podium building designs, clarify access arrangements and better address the interface with adjacent low-rise residential development.
- (i) Removal of Site 7 (**Unley Road, Malvern**) from the DPA based on the following:
 - Significant community opposition to the proposed rezoning;
 - The extent of the already established Urban Corridor Zone along Unley Road to the north;
 - Request from the Council to not rezone the site and instead consolidate multi-storey development toward the precinct's core (i.e. Unley District Centre) based on opportunities created through the recently approved Unley Central Precinct DPA;

- Fragmented ownership that may impact on the orderly development of the site investigation area.
- (j) Site 8 (**Anzac Highway, Forestville** – includes the former Le Cornu site) – Adjustments to the boundary of the proposed Transit Living Policy Area to encompass the whole of the former Le Cornu furniture site, reduction in maximum building heights for all development north of Leader Street (including Le Cornu) from eight (8) storeys to six (6) storeys, and a range of amendments to more strongly encourage integrated/mixed use development outcomes and address building form and impacts on Leader Street, including:
- Additional policies to increase activation to Anzac Highway and Leader Street, including ‘sleeving’ large floor plate retail developments and car parking with smaller speciality shops and requiring their integration with residential development, use of podium designs and requiring greater articulation, visual permeability and use of glazing in buildings;
 - Amendments to building setbacks and built form policy to better align with the wider Anzac Highway Corridor and allow greater scope for landscaping and space around buildings;
 - New policies to minimise visual and other impacts of car parking, loading / unloading and service areas, including discouraging their location on Anzac Highway and Leader Street;
 - Amendments to procedural matters to make any portion of a building within 5 metres of the Leader Street road boundary that exceeds 2 storeys to be non-complying to minimise impacts on low rise residential development on the southern side of Leader Street.
- (k) Site 9 (**Anzac Highway, Everard Park**) – Inclusion of additional policies to encourage use of podium building designs fronting Anzac Highway, clarify access arrangements and require a sensitive two (2) to three (3) storey building interface with low-rise residential areas on Third and Grove Avenues, and amendments to building setbacks to better align with the wider Anzac Highway Corridor and prevailing setbacks in Third Avenue (rear).
- (l) Various amendments to Desired Character statements and concept plans for key sites to guide future development and reflect policy amendments.

.....

General amendments

- (o) Deletion of proposed PDC requiring finished floor levels of buildings in the Urban Corridor Zone to be level with the footpath based on potential conflict with the Building Code of Australia.
- (p) A range of other minor alterations have been made to the DPA in accordance with those identified in the Summary of Submissions tables.

Extract from the Approved IMMC(Sites) MDPA 19 December 2017 of a summary of the process and alterations made to the final Amendment.

DECISION REPORT

REPORT TITLE:	SA PLANNING SYSTEM REFORM – IMPLEMENTATION WORK PROGRAM
ITEM NUMBER:	12
DATE OF MEETING:	13 MARCH 2018
AUTHOR:	DAVID BROWN
JOB TITLE:	PRINCIPAL POLICY PLANNER

1. **EXECUTIVE SUMMARY**

To facilitate the efficient and effective development and implementation of the new Planning System, the cooperation and contribution of local government is pivotal.

To that end, the DPTI are pursuing agreements with councils on arrangements to be involved in the process.

The arrangements continue a relationship of cooperation and contribution on a range of matters related to the new system that has occurred over the last few years. The current contribution sought is on initial high-level *Development Plan Review* of good, bad and missing policy and a *Strategic Planning Analysis: Local Area Planning* to guide the critical development and application of the new P+D Code.

The more technical Development Plan Review has been undertaken by the Administration and submitted in December 2017. The review is presented for the Committee's (and Council's) information and noting.

The *Strategic Planning Analysis: Local Area Planning* is presented for the Committee's review, input and recommendations to Council on the appropriate formal response.

2. **RECOMMENDATION**

That:

1. The report be received.
2. The City of Unley and its Administration commit to be involved as far as reasonable in the Planning System Reform with the State Government and DPTI to pursue the best possible local outcomes it can, and in support of this seek to share knowledge and effort across the ERA (Eastern Region Alliance of Councils) and with other councils where synergies exist.
3. Receive and note the *DPTI Development Plan Review Template #1* contained in Attachment 2.

4. Receive and endorse the *DPTI Strategic Planning Analysis: 'Local Area Planning' Template #2* contained in Attachment 3, together with the following amendments:
 - (a)
-

3. RELEVANT CORE STRATEGIES/POLICIES

- 1.1 Unley Community Plan 2033 themes, goals and objectives.

Community Living

People value our City with its enviable lifestyle, activities, facilities and services.

- 1.3 Our City meets the needs of all generations.*
- 1.4 Our Community is proud to be part of our City.*
- 1.5 Our City is connected and accessible.*

Environmental Stewardship

We will maintain and enhance our urban environment, and strengthen our City's resilience to climate change by providing leadership to our community.

- 2.1 Unley's urban forest is maintained and enhanced.*
- 2.3 The energy efficiency of the City is increased and carbon footprint reduced.*
- 2.4 Efficient, effective and sustainable water management is ensured.*
- 2.5 The City's resilience to climate change is increased.*

Economic Prosperity

Our businesses are valued because of the range of goods, services and facilities they provide, and new businesses are supported, not burdened with bureaucracy.

- 3.1 Unley is recognised as an easy place to do business.*
- 3.2 Thriving Main streets and other business activities operate across our City.*

Civic Leadership

Council will listen to the community and make transparent decisions for the long term benefit of the City.

- 4.1 We have strong leadership and governance.*

- 1.2 State Planning Strategy (The 30-Year Plan for Greater Adelaide (2017 Update)).

4. DISCUSSION

Background

The Minister for Planning appointed the Expert Panel on Planning Reform in 2012 with the mandate to review and recommend a new and improved planning system. Comprehensive consultation occurred in 2013 and an "Our Ideas for Reform" report was delivered in late 2014. This has led to a major program of

change, starting with the progressive implementation of the new *Planning Development and Infrastructure Act (2016)*; Commencing with the new State Planning Commission (SPC) in May 2017; Council Assessment Panels in October 2017; and feedback on draft Community Engagement Charter in December 2017.

The extensive range of additional measures and supporting instruments will be developed and implemented through to June 2020. To assist with this process, the collaboration of local government is pivotal.

SA New Planning System Implementation Program

With the SPC in place to direct progress of the new system the Department of Planning Transport and Infrastructure (DPTI) advised in October 2017 it intended to establish close partnerships with local government and individual councils to assist in the systems successful implementation. Refer to Attachment 1 to Item 12/18.

Attachment 1

An initial step has been discussions regarding a Partnership Agreement between the respective Administrations, to outline the full scope of tasks and the arrangements for mutual involvement towards the systems ultimate implementation. The Agreement is intended as a living document that will adapt as things evolve and change. At identified key threshold points, more formal Elected Member involvement and direction will be sought.

Cooperation and sharing of knowledge and effort continues to occur within Eastern Region Alliance (ERA), and with other councils where synergies exist in an effort to optimise more comprehensive common regional solutions and provide more effective support to DPTI. This has occurred with the agreement itself, and whilst a coordinated approach was contemplated, this has not yet proceeded, however the shared knowledge will be used to enhance individual council agreements.

In reality, the program tasks and timetable is being driven by DPTI. Discussions continue on the final content, nature and scope of the agreement and arrangements.

In the spirit of continued cooperation and as an investment in better local outcomes a genuine commitment to involvement is warranted. Work to date has included various operational changes, review of The 30-Year Plan for Greater Adelaide (GA30) in 2016, Residential Design Guidelines and new Community Engagement Charter in 2017.

Pursuant to the GA30 Implementation Plan for 2017/2018, in-conjunction with the roles for the State Planning Commission (SPC) and the Department of Planning Transport and Infrastructure (DPTI);

“... the specific role of local government, in partnership with DPTI, will be to:

- lead the strategic planning process, at the local level, in collaboration with state government agencies and key stakeholders to identify areas of growth and change;*
- leverage local knowledge, decision making and consultation to achieve better outcomes on the ground;*
- help implement the Plan’s policies and actions;*
- help identify opportunities for partnerships and exemplar projects.”*

Accordingly, the strategic lead and positive future positioning the City of Unley should be supported by the State. The City of Unley is well placed to address the higher level regional and local targets and how they can be best delivered relative to the local context, community and desired outcomes. This will require ongoing commitment of significant staff and consultant resources for investigation, preparation and negotiation.

The new Planning System Implementation Work Program comprises an extensive range and scale of tasks, some already completed or underway, to achieve the implementation by June 2020, including:

- *Legislation*
 - PDI Act (completed and being progressively implemented)
 - Regulations (underway)
- *Governance*
 - State Planning Commission (completed)
 - Minister Advisory Committees (completed)
 - Council Assessment Panels (completed)
 - Accredited Professional Scheme (underway)
 - Regional Joint Planning Boards (underway)
- *Planning Instruments*
 - Community Engagement Charter (completed)
 - State Planning Policies (underway)
 - Regional Plans transition [eg The 30-Year Plan for Greater Adelaide]
 - Assessment Pathways (underway)
 - Planning and Design Code (underway)
 - Design Standards [standard specifications for public realm design to accompany development approval – potentially by private certifiers]
- *Other instruments*
 - Infrastructure Schemes (underway)
 - Off-set Schemes [parking, open-space etc]
 - Practice Directions and Guidelines (underway)
- *ePlanning*
 - SA Planning Portal (underway)
 - On-line applications.

A key instrument for successful outcomes (nature of development and local community satisfaction) will be the state-wide Planning and Design Code (P+D Code). The Code will provide the suite of zones and policy 'tools' to be mixed and matched to replace the current Development Plan (as best as able) by June 2020.

The priority focus for late 2017 and early 2018 has been towards the preliminary stages in creating the new P+D Code.

Initially a preliminary high level *Unley (City) Development Plan Review* of existing planning policy was undertaken in accord with the Agreement and DPTI Template #1. The intention is to highlight existing good, bad and missing policy, and the emerging challenges and opportunities for improved policy. This is important to reinforce the scope, nature and rigor of zones and policy 'tools' required in the P+D Code. This high level technical review was completed and submitted to DPTI in December 2017. It is presented for noting. Refer to Attachment 2 to Item 12/18.

Attachment 2

Next, a first stage *Strategic Planning Analysis: 'Local Area Planning'* of the desired future vision and policy outcome is required to guide the spatial application of the new P+D Code. This initial analysis is desired by March 2018.

The analysis and agreed position is fundamental to direct the spatial application, mix and match of the P+D Code suite of 'tools' (zones, sub-zones, overlays and general policy modules) relative to the local context and changing strategic directions. The ultimate aim is to achieve the desired future development outcomes.

More local detailed policy work will be able to be undertaken once the P+D Code library is drafted. The final spatial application of zones and policy will be identified and determined as part of an agreed Transition Plan. The P+D Code is due to be in place by June 2020.

The first stage *Strategic Planning Analysis: 'Local Area Planning'* in accord with the Agreement and DPTI Template #2 has been completed based upon Unley's long-standing comprehensive strategic vision and latest updates, encompassing:

- Alignment with the GA30 principles and targets;
- Reinforcement of smart focussed growth in suitable corridors and selected areas while maintaining the distinctive main streets and the majority of the heritage and character neighbourhoods;
- Desired updates as a result of most recent Residential Growth DPA2:
 - Approved Part 1(East) review of compromised qualitative intent of RS(L) by reduced quantitative site criteria and substitution for the RS(BF) in Forestville (east) that was adopted by Minister in July 2017;
 - Deferred Part 2 (West – area west of East Ave Clarence Park/Black Forest) zone changes resolved after consultation by Council in 2015 Summary of Consultation and Proposed Amendments (SCPA) Report;

- Latent growth, diversity and benefits of sensitive 'accessory dwellings';
- Investigation and resolution of desired master plans for large sites, eg supported accommodation, schools, commercial precincts;
- Interpretation of latest flood mapping for affected properties at low, medium and high risk to guide application of tailored policy;
- Significant tree list audit, review and update (as far as new system allows).

The *Strategic Planning Analysis* is presented for Committee and Council consideration, discussion and endorsement (or amendment). Refer to Attachment 3 to Item 12/18.

Attachment 3

It is considered beneficial to resolve and pursue a rigorous and comprehensive strategy and policy position to inform future work and negotiations and not be re-active and unprepared. This may require significant staffing resources and possibly consultant input to properly prepare positions but is considered a positive investment for better local outcomes. This will entail not only planning policy elements but the transport, assets, environment etc elements to form a coordinated overall urban design response.

Beyond the development of the new P+D Code, the subsequent spatial application of new zones and policy, the implementation will require a comprehensive community engagement program. DPTI appear to expect a major role by councils in this process. This will also challenge council's investment of time, resources and local leadership. Details are not known at this stage about the specific roles that councils will be required to undertake or the cost implications.

Timelines and Next Steps

The new Planning System working arrangements, together with recent and anticipated forthcoming key matters timelines include:

- Review and submission on *Residential Design Guidelines* – July 2017;
- Review and submission on *Community Engagement Charter* – December 2017;
- *Development Plan Review Template #1* – December 2017;
- *Strategic Planning Analysis: Local Area Planning Template #2* – March 2018;
- *Accreditation Scheme* for Planning Professionals and Panel Members – 2018;
- *State Planning Policies* draft release and operation – 2018;
- *Planning and Design Code* framework themes, development and spatial application – 2018-2019;
- *Planning Development and Infrastructure Regulations* drafting, release and progressive implementation – 2018-2019;
- *Design Standards* (public realm specifications) development and operation – 2018-2019;
- *ePlanning* on-line application lodgement and tracking – 2018-2019;
- *Planning and Design Code* transition plan and implementation – 2019/2020.

5. ANALYSIS OF OPTIONS

Option 1 – The City of Unley and its Administration commit to be involved as far as reasonable in the Planning System Reform with the State Government and DPTI to pursue the best possible local outcomes it can, and in support of this, seek to share knowledge and effort across the ERA (Eastern Region Alliance of Councils) and with other councils where synergies exist:

Receive and note the *Development Plan Review DPTI Template #1*.

Receive and endorse the *Strategic Planning Analysis: 'Local Area Planning' DPTI Template #2*, together with any amendments.

The cooperation and contribution of local intelligence to DPTI, SPC and Minister in the development and implementation of the new Planning System is an invaluable and critical investment towards better local outcomes. The sharing of knowledge and effort on common issues with ERA and other councils where synergies exist optimises the comprehensiveness and weight of response with DPTI.

The long-standing operation and investigations around the local Unley (City) Development Plan facilitated the technical review of current policy: the good; the bad; and missing elements. This is presented for the Committee (and Council) to note.

Similarly, the long-standing Strategic Vision and updates through recent DPA investigations and reviews by Council allows the formulation of a clear and reasoned response to the *Strategic Planning Analysis: Local Area Planning* sought by DPTI. This analysis is presented for the Committee's (and Council's) consideration and endorsement as its formal position.

Option 2 – The City of Unley and its Administration commit to be involved as far as reasonable in the Planning System Reform with the State Government and DPTI to pursue the best possible local outcomes it can, and in support of this seek to share knowledge and effort across the ERA (Eastern Region Alliance of Councils) and with other councils where synergies exist:

Receive and note the *Development Plan Review DPTI Template #1*.

Endorse the *Strategic Planning Analysis: 'Local Area Planning' DPTI Template #2*, together with amendments.

The cooperation and contribution in the development and implementation of the new Planning System is an invaluable and critical investment towards better local outcomes. The sharing of knowledge and effort on common issues with ERA and other councils where synergies on these exist optimises comprehensiveness and weight of response with DPTI.

The high-level Unley (City) Development Plan Review of good, bad and missing policy elements is presented for the Committee's (and Council's) information and noting.

The long-standing Strategic Vision and updates through recent DPA investigations and reviews by Council allows the formulation of a clear and reasoned response to the *Strategic Planning Analysis: Local Area Planning* sought by DPTI. This analysis is presented for the Committee's (and Council's) consideration, endorsement and amendment as necessary, to reflect its formal position. It is important the strategic analysis is accurate as it will be fundamental to the future process and negotiations around the spatial application of the P+D Code zones and policy that reflect the desired outcomes.

6. RECOMMENDED OPTION

Option 1 is the recommended option.

7. POLICY IMPLICATIONS

7.1 Financial/Budget

- Contribution, review and implementation would be largely within current budget provision, including continuation of supporting project resources for necessary investigations and community engagement.
- Investment of continued additional resources is considered beneficial to support being pro-active and prepared to address the forthcoming changes and achieve the best possible local outcomes.

7.2 Legislative/Risk Management

- The transition from the Development Act, Regulations and Development Plan to the new Planning Development and Infrastructure Act, Regulations and Planning and Design Code (plus other associated instruments) is a large exercise involving significant change.
- Care will need to be taken to ensure compliance with all new requirements.

7.3 Staffing/Work Plans

- Staff resources are already heavily involved in the contribution, review and implementation of new system, but this continued effort is considered a valuable and necessary investment to improve the outcomes for the local planning policy context and community expectations.

7.4 Environmental/Social/Economic

- The management of development aims to enhance the viability of the economy, quality of lifestyle, desired and distinct character and sustainability.
- The more effective and sensitive to the local context the new Planning System can be the better for local outcomes.

7.5 Stakeholder Engagement

- DPTI has endeavoured to form a closer relationship with local government and councils through the establishment of assigned Transition Managers as single point of contact for groups of councils.
- In addition to direct transition contact and specific stakeholder contribution, broader public consultation is set to occur on key elements as they evolve. It is trusted that this will accord with, and exemplify the positive principles of the recently adopted PDI Act Community Engagement Charter.

8. **REPORT CONSULTATION**

Internal consultation has occurred between the author and the report authorisers (listed below).

Liaison has also occurred with colleagues in other Councils and the Local Government Association in order to broaden and deepen understanding of proposals.

9. **ATTACHMENTS**

- Attachment 1 – DPTI Letter - *Implementing Our State's New Planning System*.
- Attachment 2 – DPTI Template #1 – existing Unley (City) *Development Plan Review*.
- Attachment 2 – DPTI Template #2 – future *Strategic Planning Analysis 'Local Area Planning'*.

10. **REPORT AUTHORISERS**

<u>Name</u>	<u>Title</u>
John Devine	General Manager City Development
Peter Tsokas	Chief Executive Officer



Government of South Australia

Department of Planning,
Transport and Infrastructure

*In reply please quote 2017/13118/01
Enquiries to Alex Mackenzie
Telephone 8343 2163*

Development Division

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Adelaide SA 5001

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ABN 92 366 288 135

Mr Peter Tsokas
Chief Executive Officer
City of Unley
PO Box 1
UNLEY SA 5061

Dear Mr Tsokas

IMPLEMENTING OUR STATE'S NEW PLANNING SYSTEM

The passage of the *Planning, Development and Infrastructure Act 2016* (PDI Act) through Parliament in April 2017 signaled the beginning of the most significant reforms to South Australia's planning system in over 20 years. The Department of Planning Transport and Infrastructure (DPTI) recognises the implementation of this important reform program should not take place in isolation, and that the local government sector has a key role to play in its delivery.

Partnerships with Local Government

As we begin implementing the new system - if we are to be successful - it is important DPTI and the local government sector work together to build and maintain positive long term relationships in the planning space. To assist this, DPTI has established a dedicated Reform Transition Team to work exclusively with councils to prepare for the new system.

All councils have been assigned a Transition Manager, who will act as a single and consistent point of contact on all reform related matters. DPTI Transition Managers will also provide project delivery tools, training and education, and general support to ensure each element of the reform program is clearly scoped, planned and managed as the implementation program progresses.

Collaborative Work Programs

As a first step towards implementation, DPTI propose to enter into a Collaborative Work Program (CWP) and Partnership Agreement with all councils. The purpose of a CWP is to identify the tasks and milestones requiring collaborative work between DPTI and Council to prepare for the new system. A CWP will be a live document and will adapt and change, as the reform program evolves over time.

Planning and Design Code

Transition Managers will also lead discussions and workshops with councils in relation to the development of the Planning and Design Code, with a view to reaching spatial application of the Code across the State by July 2020. In this regard, the Department has prepared a number of strategic planning exercises to encourage councils to think about the current and future state of planning within their local areas, as well as any opportunities for policy growth or change to meet community needs and aspirations.

Initiation Meetings

I have asked Transition Managers to schedule initiation meetings with all councils across the State. Initiation meetings are intended to explore and agree on a CWP and begin policy discussions in relation to the new state-wide Planning and Design Code. Initiation meetings are also an opportunity to agree on our principles of collaboration, as well as any necessary governance arrangements.

Thank you in advance for council's commitment to this important work. If you wish to discuss this further, please do not hesitate to contact me or Mr Alex Mackenzie, Unit Manager Planning Transition, on 8343 2163 or by email to Alex.Mackenzie@sa.gov.au.

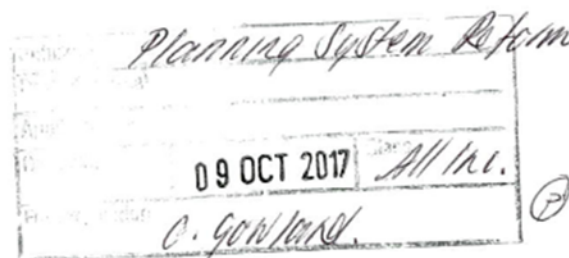
Yours faithfully



Chris Kwong

**A/GENERAL MANAGER, PLANNING AND DEVELOPMENT
DEVELOPMENT DIVISION**

4 October 2017





Initiation Pack

Development Plan Review - CITY OF UNLEY

This template has been prepared to guide councils through their preliminary review of existing planning policy. This early review is an important first step in the collaborative process with councils to assist with the development of the new Planning and Design Code (the Code).

It is intended this exercise will be undertaken as a high-level review using the current South Australian Planning Policy Library (SAPPL) as the reference point for the Code. Acknowledging that councils know their Development Plans best, this exercise is an opportunity for councils to identify and put forward fundamental challenges, issues, gaps and opportunities that currently exist in planning policy. Fine-grained writing of policy will be a subsequent stage of the Code development process.

For those councils whose Development Plan has not been converted to the SAPPL content, an extra level of consideration will need to be brought to this exercise. This will take the form of a high-level comparison of the existing Development Plan structure against the SAPPL. Identification of policy within these Development Plans that does not have comparable content within the SAPPL will be important.

The intent of this review is to identify policy duplication, policy that works well or which may need updating, policy of a unique and local nature and major policy gaps. The information received from councils will provide important context for the development of the Code and feed into the development of the first iteration of Code Theme Papers.

Greater Adelaide Councils – policy directions should seek to align with the strategic directions of *The 30-Year Plan for Greater Adelaide - 2017 Update* (Refer to [Information Sheet 3](#))

Councils in regional South Australia – please refer to the relevant volume of the Planning Strategy for South Australia and other strategic plans (Refer to [Information Sheet 5](#))

For further information, please contact your Transition Manager or refer to the following:

- [Information Sheet 1: Getting Started](#)
- [Information Sheet 2: Introducing the Code Themes](#)

Note: All of the information sheets are also accessible via the [Council Connect](#) discussion forum.

CITY OF UNLEY

1. ZONES

The Code will seek to identify opportunities to streamline and reduce the number of zones available, where appropriate. Therefore the Department is seeking to work with individual councils to undertake a preliminary review of their existing Development Plan zones. Please identify using the table format below zones that have common policy intent that could potentially be consolidated.

For Development Plans that have not been converted to SAPPL please use this table to identify equivalent / matching SAPPL Zones.

Current Zone	SAPPL Poss Equivalent	Policy Intent / Comments
Residential Historic (Conservation) <ul style="list-style-type: none"> - Policy Area 1 – Compact Goodwood Estate - Policy Area 2 – Compact Parkside St Ann's Estate - Policy Area 3 – Spacious Fullarton Roseberry Estate - Policy Area 4 – Spacious Millswood Page Estate - Policy Area 5 – Spacious Millswood Wooldridge Estate - Policy Area 6 – Spacious Unley And Malvern Trimmer Estate - Policy Area 7 – Grand Unley Park Heywood Estate 	?	Local Heritage Area Very positive Part of policy spectrum: <ul style="list-style-type: none"> • Local Heritage Area / Character – maintain patterns, site, built and spaces with sensitive / hidden accessory dwelling options • slow-go – in-fill • go-go – regeneration • viz DPA1 pilot guide - 2008 ▪ About legacy built form and the patterns of street, site, building spaces and form ▪ Clear rigorous policy
Residential Streetscape (Built Form) <ul style="list-style-type: none"> - Policy Area 8 – Compact - Policy Area 9 – Spacious - Policy Area 10 – Grand 	?	Character <ul style="list-style-type: none"> • viz DPA 1 as guide ▪ About patterns of street, site, current built form, spaces and form ▪ Clear rigorous policy
Residential Streetscape (Landscape) <ul style="list-style-type: none"> - Landscape Policy Area 11 	Residential Character ?	Character <ul style="list-style-type: none"> • viz DPA 1 / 2 as guide ▪ About patterns of street, site, building, spaces and form ▪ Compromised intent with edits from DPA2 July 2017
Residential <ul style="list-style-type: none"> - Policy Area 12 - Precinct 1=300 - Precinct 2=350 	Residential <ul style="list-style-type: none"> - Medium Density Policy Area 	SAPPL Based Lacks clarity / rigor / consistency
Residential B200 Zone	Residential <ul style="list-style-type: none"> - Medium Density Policy Area 	Past approach
Residential B250 Zone	Residential <ul style="list-style-type: none"> - Medium Density Policy Area 	Past approach

Current Zone	SAPPL Poss Equivalent	Policy Intent / Comments
Residential B300 Zone	Residential - Medium Density Policy Area	Past approach
Residential B350 Zone	Residential - Medium Density Policy Area	Past approach
Residential Regeneration - Fisher Street Policy Area 13 - Major Roads Policy Area 14 - Renewal Policy Area 15 - Spence Avenue Policy Area 16	Residential Regeneration - Higher Density Policy Area ?	SAPPL Based Zone lacks detail / rigor while PA's detail good
Residential C150 Zone	Residential Regeneration Policy Areas	Past approach
Institutional Zone - The Orphanage Policy Area 17 - The Orphanage Policy Area 18	Community - Recreation Policy Area X - Institution ? - Education ?	Possible basis for new zone Unique requirements and detail Concept Plan Schools and Aged Facilities not separately addressed currently
District Centre	District Centre	SAPPL based Revised / update via Unley Central DPA July 2017
Neighbourhood Centre Zone Specialty Goods Centre Zone Historic (Conservation) Zone - Centre	Neighbourhood Centre / Urban Corridor	Function and Form requires flexible distinct policy combinations Heritage Area recognition ?
Local Centre Zone	Local Centre / Urban Corridor	Function and Form requires flexible distinct policy combinations
Office 1 Zone	Commercial / Urban Corridor	Function and Form requires flexible distinct policy combinations
Office 2 Zone	Commercial / Urban Corridor	Function and Form requires flexible distinct policy combinations
Mixed Use 1	Mixed Use / Urban Corridor	Function and Form requires flexible distinct policy combinations
Mixed Use 2	Mixed Use / Urban Corridor	Function and Form requires flexible distinct policy combinations
Mixed Use 3	Mixed Use / Urban Corridor	Function and Form requires flexible distinct policy combinations

Current Zone	SAPPL Poss Equivalent	Policy Intent / Comments
Urban Corridor - Boulevard (Greenhill Road) PA 19 - - High Street (Unley Road) PA 20 -	Urban Corridor - Boulevard PA X - Business PA X - High Street PA X - Transit Living PA X	SAPPL (IMMC MDPA) (IMMC MDPA) Inflexible Function (land use, scale, mix etc) versus Form (height, shape, space etc) combinations Different / flexible combinations required to address distinct needs
Showground - Core Policy Area 21 - Rose Terrace Policy Area 22 - Leader Street Policy Area 23	Unique	Specific use, location and needs Minister DPA – 2010 Unley submission viz extra / alt desired detail
Light Industry	Light Industry	Remaining areas Unley likely to become UCZ ? Forestville UCZ per Min DPA

2 SAPPL GENERAL POLICY

Has your council experienced any challenges or issues with the application of SAPPL content? This question is most relevant to councils with a Development Plan converted into the SAPPL format.

Module	Challenge	Comments
General		
Advertisements	SAPPL Based	Similar but embellished and simplified Outdoor Advertising policy revision, upgrade and design criteria per General DPA
Hazards	Generic flooding protection policy	Local version contains more comprehensive and directive flooding policy Proposals to update interpretation, risk mapping and tailored policy and procedure relative to risk: high, medium and low – Res Growth DPA2 initial draft 2011
Heritage	Not comprehensive	Unley version includes key clarification and comprehensive explanation of terms, meanings, design parameters, additional elements and contextual design
Historic Conservation Areas	Currently mainly included in zones	Review together and with new heritage / character conservation regime
Land Division	SAPPL lacking	Unley enhanced, tailored and detailed policy for context, including Residential Allotments and corner cut-offs recognising desired character
Medium and High	Enhanced SAPPL per IMMC MDPA and	Deep Soil / Trees positive policy needs

Module	Challenge	Comments
Rise Development (3 or More Storeys)	more complete policy 'Design' additions motherhood principles without ready tangible / practical use Overlooking unclear and inadequate Waste incomplete and vague	reinforcement and better in general Environment / Resources module to cover all scenarios Waste a key critical issue needs reinforcement, clarification across areas and Waste SA review
Natural Resources	'... encourage / provide for ...' doesn't actually mean incorporate, eg solar panels / ESD / WSUD etc, just the ability to provide !? Vague policy direction / requirements Stormwater policy to practice nexus Climate Change Sustainable and passive design, materials, embedded energy etc	Long-winded, overlapping / repetitive, inadequate scope, unclear and lacks rigor Too many objectives and often read like and duplicate principles Performance principles need the what, why and how (techniques/solution)
Public Notification	Inadequate, unfair and unrealistic Correspondingly higher and longer levels of consultation should occur, eg direct impact (eg wall on boundary) and/or minor variation like Cat 2 and greater variation / scale like Cat 3, with proper response time	Basis is derived by policy (function / form) not by procedure / regulation
Residential	SAPPL based	Tailored, context and character emphasis Streamlined Additional critical detail and figures Obtrusive light, eg tennis courts, sports fields, lacking necessary policy direction. Aust Standards not applicable on own
Significant Trees	SAPPL updated Regulated and Significant Trees	Lacks context, rigor and scope for protection Interpretation understanding, eg 'material risk', 'notable visual element', selection of certain species, needs clarification in policy
Supported Accommodation, Housing for Aged Persons and People with Disabilities	Basic content in Residential in Unley DP	Key sites specific planning, design and policy guidance lacking Policy Areas/Precincts within zones for appropriate flexible form, density and height
Transport and Access (SAPPL) Transportation (Movement People and Goods) Residential Medium Density >3 storey	Similar content to SAPPL Vehicle Access addressed in number and variety of modules but lacks recognition of maintaining residential patterns (number / size), non-residential effectiveness / consolidation and safety and generally clear definition for public realm (distance to junction, number, width, consolidate etc)	Key design (character), convenience, access consolidation and safety principles not adequately and clearly addressed authoritatively – dispersed as in-complete bits

Module	Challenge	Comments
Zone		
Urban Corridor Centres Commercial etc	Loss of centres/retail hierarchy and commercial and mixed / other locations structure Leading to 'anything anywhere' adhoc, undermining and watered down 'orderly planning' Require complementary structure, land use foci and nature of locations to reinforce each other and 'place'	Conflict between Function (land use, scale, mix etc) versus Form (height, shape, space etc) issues and respective combinations Different / flexible combinations Function vs Form required to address respective needs Clunky expression Consider ACC 'Main Street' zones finesse
Policy Area / Precinct		
Urban Corridor - Boulevard - High Street	Inflexible Function (land use, scale, mix etc) versus Form (height, shape, space etc) combinations	Different / flexible combinations required to address distinct and local needs / differences
Other (Tables, Mapping etc)		
Table Un/1 Complying	Clear and simple approach	Effective
Table Un/5 & 5A Car Parking	Inconsistent, cumbersome and flawed	Appreciate parking changing, and needs to change, but standards and policy approach not coherent and too far out-of-step Generally, and even in centres and corridors, not genuine mixed use, diversity of peak demands and effective public transport access with large, destination, stand alone supermarkets, offices etc with high car parking demands leading to over-spill Needs serious re-think and refinement relative to nature and context
Table Un/6 Bicycle Parking	Limited to specific uses	Apply to all uses and increase Refer Unley Central DPA
Table UN/9 Significant Trees	Out of date Difficulty in reviewing and adding to	Needs easier method to update and change
Fig Un(RHC)/1 Non Contributory Items	Need to clarify status of contributory items (essentially should be LHP) but for areas logical to map/list smaller minor component of non-contributory	Effective
Overlays	Underutilised and suit variety of broader and geographic issues, eg Airport, Affordable Housing, Flooding, Heritage	Useful for right purpose and circumstance as complement for more specific zones, but is not effective if leads to conflict or tension eg between heritage areas / airport limits and zone development potential

3 CRITICAL NON-SAPPL LOCAL POLICY

Identify policy in your Development Plan that sits outside of SAPPL but should be considered for transition to the Code (this could be in relation to local characteristics or more general policy).

ZONES

Residential Historic (Conservation) Zone (Policy Areas 1 to 7)

Residential Streetscape Zone (Policy Areas 8, 9, 10 and 11 and Precincts)

Residential Zone (Policy Area 12 and Precincts 12.1 and 12.2)

Residential Regeneration Zone (and Policy Areas 13, 14, 15 and 16)

Institutional Zone (Policy Area 17 and 18)

District Centre Zone

Neighbourhood Centre Zone, Specialty Goods Centre Zone, Historic (Conservation) Zone - Centre

Showground Zone (Policy Area 21 to 23)

COUNCIL-WIDE

Centres and Shops – reinforce hierarchy centres (including urban corridor / mixed use), access / parking, entertainment / recreation (liquor license hours etc)

Crime Prevention – clearer tangible principles for design

Energy Efficiency – expanded / clarification of good design principles

Form of Development – key elements duplicate of elsewhere but valuable reference for consolidation and in particular to note extra valuable elements of 'Non-residential Development in Residential Zones' (address issue of home offices; expansion, alt/add and adapt of existing uses and use of heritage buildings) and 'Utility Services' (clarifies and reinforces on-site waste storage design and areas)

4 CURRENT POLICY GAPS

Are there any fundamental or major gaps within the SAPPL content or your Development Plan? Which, if any, of these should be priorities for attention?

Aged Care Facilities / Supported Accommodation:

- *in non-regeneration / higher density zones*
- *concept plans for large sites to better define future*
- *potential expansion limits (or no expansion)*
- *density, height etc variations within confines of compatible external presentation*

Large School Facilities:

- *some not specifically or separately identified*
- *some in Institution Zone*
- *concept plans for larger sites to better define future*
- *potential expansion limits (or no expansion)*
- *scale, height etc compatible variations to general zone policy*

Accessory Dwelling (or laneway housing):

- *minor accessory un-divided 2nd dwelling to rear, sharing open-space / services etc, without car parking (but including gopher / cycle parking / storage)*
- *viz General DPA*

Flooding – policy and maps:

- high, medium and low risk areas interpreted and mapped per whole allotments (in or out)
- high, medium and low risk areas tailored policy and procedure
- viz early draft Res Growth DPA2 in 2010

Green (tree) space:

- GA 30 target to increase green cover by 20% by 2030
- Unley 26.1% tree canopy in 2013 ('Benchmarking Australia's Urban Tree Canopy: An i-Tree Assessment', Final Report 2014) to 22.1% tree canopy in 2016 indicating a reduction by 4% for tree canopy and 2.2% for green cover ('Where Should All The Trees Go? South Australia' 2020 vision 2017)
- easiest direct approach in the Public Realm / Open Space but overall contribution limited
- private realm and with development is the major contribution / area and opportunity
- need rigorous and balanced policy for development to achieve meaningful planting / trees

5 OTHER ISSUES

Please provide any other high-level policy issues that should be considered in the development of the Planning and Design Code library.

Definitions, Glossary and General Terms

- Old, adhoc, gaps and do not address range of needs – too much left to vague sources or interpretation
- Require comprehensive working set of Definitions, Glossary and Terminology references preferably in one source or possibly in applicable instruments for:
 - Function (eg land use – nested / hierarchy that can be used at higher or lower level in policy and DA as appropriate for need and are fixed and clear) – Victoria etc .Current Regs lacking and limited but converseley complicated and confusing, eg dwelling types, where need simpler classification
 - Form / Design (eg clarify typical design terms for consistent use in policy and understanding) – Unley Building Design Language Guide 6a, ODASA Design Guidelines, Victoria, NSW etc
 - Technical / Procedural (eg total floor area, adjacent land, etc) – current Regs, typical terms

Form Codes - USA

- Together with long-term Land Use planning the new paradigm needs to include sophisticated design policy
- The USA has a widely used approach and many good examples of effective Form (and Function) Codes
- Provides simple, graphic, consistent but comprehensive policy templates
- Should be a key consideration and basis for addressing spatial location and 'places' Function and Form policy

Victoria Code

- Avoid layered, duplicate state/local policies and complicated construction
- Many good features of clear, comprehensive and rigorous policy
- Refer to ActivityCentre Zone, eg Stonnington, and detailed Precinct Maps with key urban design features clearly articulated
- Many good general policy templates, eg Apartments (plus NSW example)



Initiation Pack

Strategic Planning Analysis 'Local Area Planning' – CITY OF UNLEY

The Department of Planning, Transport and Infrastructure (DPTI) is working hard to engage early with councils regarding the future spatial application of the Planning and Design Code (the Code). This template has been designed to assist with the first stage of the spatial analysis. More detailed policy work will be undertaken once the Code library policies are drafted. The final spatial application of zones will then be identified and determined as part of each council's agreed Transition Plan.

Note: The [draft Code Theme Papers](#) will include a potential list of zones, sub-zones, overlays and general policy modules for discussion. This will assist Councils to begin undertaking a spatial review of their Development Plan zones and provide feedback.

The spatial review will help inform how the Code's zones (when developed) can be spatially applied, with appropriate consideration given to the local context and changing strategic directions. Any areas of significant growth or change for Council areas within the Greater Adelaide region should align with the strategic directions of *The 30-Year Plan for Greater Adelaide – 2017 Update* (refer to [Information Sheet 3](#)). Councils in regional areas of South Australia should seek to align plans for growth and change with the relevant volume of the *Planning Strategy for South Australia* (refer to [Information Sheet 4](#)) and other strategic documents including the *Integrated Transport and Land Use Plan*.

For further information, contact your Transition Manager or refer to [Information Sheet 1: Getting Started](#).

Unley Strategic Planning Vision

The City of Unley has a long-standing and comprehensive Strategic Planning Vision, expressed in the Unley (City) Development Plan, Strategic Directions Report (2014) and Community Plan 2033 (2013) to provide sensitive growth in selected areas while endeavouring to maintain the distinctive main streets and the majority of the heritage and character neighbourhoods. The 30-Year Greater Adelaide Plan (GA30) targets are already exceeded in Unley but sensitive smart diverse growth can further strengthen the city's long-term economy, lifestyle, character and sustainability into the future.

A brief summary of the key details of the Unley planning strategy and potential growth to 2045, includes:

- Unley already exceeds the GA30 targets and has the highest density in Adelaide/State (at 12 and 27 dwellings and population per hectare gross which will increase further to 15 and 32 respectively with the planned smart sensitive growth);
- Smart growth mainly focussed in corridor, centre and selected areas, ie approximately 75% in higher-density growth in 25% of area with 25% in medium density growth in selected residential areas;
- A simple methodology, potential conservative average gross densities and DPTI parameter that the likely potential is half of the realistic potential which is half of the possible potential, ie likely is 25% of possible;
- Existing 17,000 dwellings and 38,500 population could potentially likely increase to around 20,900 and 45,500, ie a potential increase of 3,900 dwellings (23%) and 7,000 (18%) population;

- Higher density development typically has lower occupancy, eg estimated around 1.7 persons per dwelling compared with more traditional housing closer to 2.3 persons per dwelling;
- This growth does not include potential 750 dwellings and 1300 population in long-term option for Keswick Barracks TOD;
- Further, this growth does not account for potential alternative small 'accessory dwellings' in larger properties, including with traditional heritage and character dwellings, eg 1 in 100 = 140.

Pursuant to the GA30 Implementation Plan for 2017/2018, in-conjunction with the roles for the State Planning Commission (SPC) and the Department of Planning Transport and Infrastructure (DPTI), "... *the specific role of local government, in partnership with DPTI, will be to:*

- *lead the strategic planning process, at the local level, in collaboration with state government agencies and key stakeholders to identify areas of growth and change;*
- *leverage local knowledge, decision making and consultation to achieve better outcomes on the ground;*
- *help implement the Plan's policies and actions;*
- *help identify opportunities for partnerships and exemplar projects."*

Accordingly, the strategic lead and positive future positioning the City of Unley is taking should be supported by the State. The City of Unley is well placed to address the higher level regional and local targets and how they can be best delivered relative to the local context, community and desired outcomes.

To explain the City of Unley Strategic Planning Vision further, and the alignment with the GA30, the following recent background documents are attached:

- Proposed Strategic Planning Vision Plan – updated per Residential DPA desired outcomes;
- Review and Targets Comparison with GA30 Update draft 2016 – October 2016;
- Analysis and Response to GA30 Update draft 2016 – October 2016.

As required specific responses to the Template #2 Strategic Planning Analysis are provided below.

1. In which areas does your Council seek to **maintain the same policy intent** during transition to the Code? ie Residential to Residential without any significant changes to the underlying policy intent. Please identify those areas on the **ATTACHED DPTI MAP**.
 - Residential Historic (Conservation) Zone – intent, scope and detail
 - Residential Streetscape (Built Form) Zone – intent, scope and detail
 - Residential Zone – intent
 - Residential Regeneration Zone – intent
 - District Centre Zone – intent, scope and detail
 - Showground Zone - intent

2. Which zones does your council seek to make [minor changes or amendments](#) as part of transition to the Code? This could include changes to policy intent and/or zone boundaries. Please provide further details on the [ATTACHED DPTI MAP](#).

Zone	Changes to policy	Changes to spatial boundary of zones	Comments
Residential B200 Zone Residential B250 Zone Residential B300 Zone Residential B350 Zone	Incorporate into new equivalent Infill Residential Zone but improve urban design, function and amenity guidance	Revise spatial application	Align with Strategic Planning Vision Plan and Residential Character and Growth Areas DPA Part 2(West)
Residential C150 Zone	Incorporate into new equivalent Residential Regeneration Zone but improve urban design, function and amenity guidance	Revise spatial application	Align with Strategic Planning Vision Plan and Residential Character and Growth Areas DPA Part 2(West)
Residential Streetscape (Built Form) Zone	Reinforce character, good function and form priorities	Reinforce desired spatial application for Forestville and Black Forest.	Align with Strategic Planning Vision Plan and Residential Character and Growth Areas DPA Part 2(West) & Part 1(East)
Residential Streetscape (Landscape) Zone	Address primacy of intent to maintain character and resolve tension with qualitative criteria	Reinforce desired spatial application	Align with Strategic Planning Vision Plan and Residential Character and Growth Areas DPA Part 2(West) & Part 1(East)
Residential Zone Residential Regeneration Zone	Improve urban design, function and amenity guidance principles for better site and built outcomes	Reinforce desired spatial application	Align with Strategic Planning Vision Plan and Residential Character and Growth Areas DPA Part 2(West) & Part 1(East)
All residential zones	Concept Plans for large facilities sites with specific variations to nature, density, height and design guidance appropriate for context	Concept Plans for specific large facilities sites	Investigations initiated but extensive further exploration required to suit local context
Institutional Zone	Incorporate into new equivalent zone but improve urban design, function and amenity principles guidance	Reinforce desired spatial application	Align with Strategic Planning Vision Plan
Urban Corridor Zone	Improve urban design, function, land use and built form combinations to suit distinct local contexts and ensure good amenity principles guidance	Reinforce desired spatial application	Align with Strategic Planning Vision Plan

Showground Zone	Specific zone reflected in new format but improve urban design, function and amenity principles guidance	Reinforce desired spatial application	Align with Strategic Planning Vision Plan
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3. Identify those areas your council has identified or proposes to identify for [significant future growth or change](#) which would require substantial change to current policy or zoning. Please provide further details on the [ATTACHED DPTI MAP](#).

Zone	Changes to policy intent	Changes to spatial boundary of zones	Comments
Urban Corridor Zone	Improve urban design, function, land use and built form combinations to suit distinct local contexts and ensure good amenity principles guidance	Application of zone and appropriate policy areas to other identified suitable main road corridors	Align with Strategic Planning Vision Plan and investigations identified in #4
Neighbourhood Centre Zone	Possible incorporation per above or as new equivalent Activity Centre Zone. Maintain neighbourhood scale retail priority	Potential incorporation per above or in Activity Centre	Align with Strategic Planning Vision Plan and investigations identified in #4
Specialty Goods Centre Zone Local Centre Zone	Potential incorporation per UCZ above or as new equivalent Activity Centre Zone. Maintain local small retail priority	Potential incorporation per above	Align with Strategic Planning Vision Plan and investigations identified in #4
Historic (Conservation) Zone - Centre	Potential incorporation per UCZ above or as new equivalent Activity Centre Zone. Maintain local small retail priority and ensure suitable heritage provisions addressed	Potential incorporation per above	Align with Strategic Planning Vision Plan and investigations identified in #4
Office 1 Zone Office 2 Zone Mixed Use 1 Zone Mixed Use 2 Zone Mixed Use 3 Zone Light Industry Zone	Potential incorporation into equivalent new zones per UCZ above and/or Commercial Zones providing for appropriate land use priorities and distinctions, including retail limits and compatible residential options, together with suitable built form combinations to suit local context. Ensure good urban design and amenity principles guidance	Potential incorporation per above	Align with Strategic Planning Vision Plan and investigations identified in #4

4. Of the areas identified above, has your council already undertaken significant research and investigations, government agency consultation or public engagement to support these positions?

This information will help determine the timing of potential policy or zoning amendments in relation to the implementation of the Code (e.g. first generation or later).

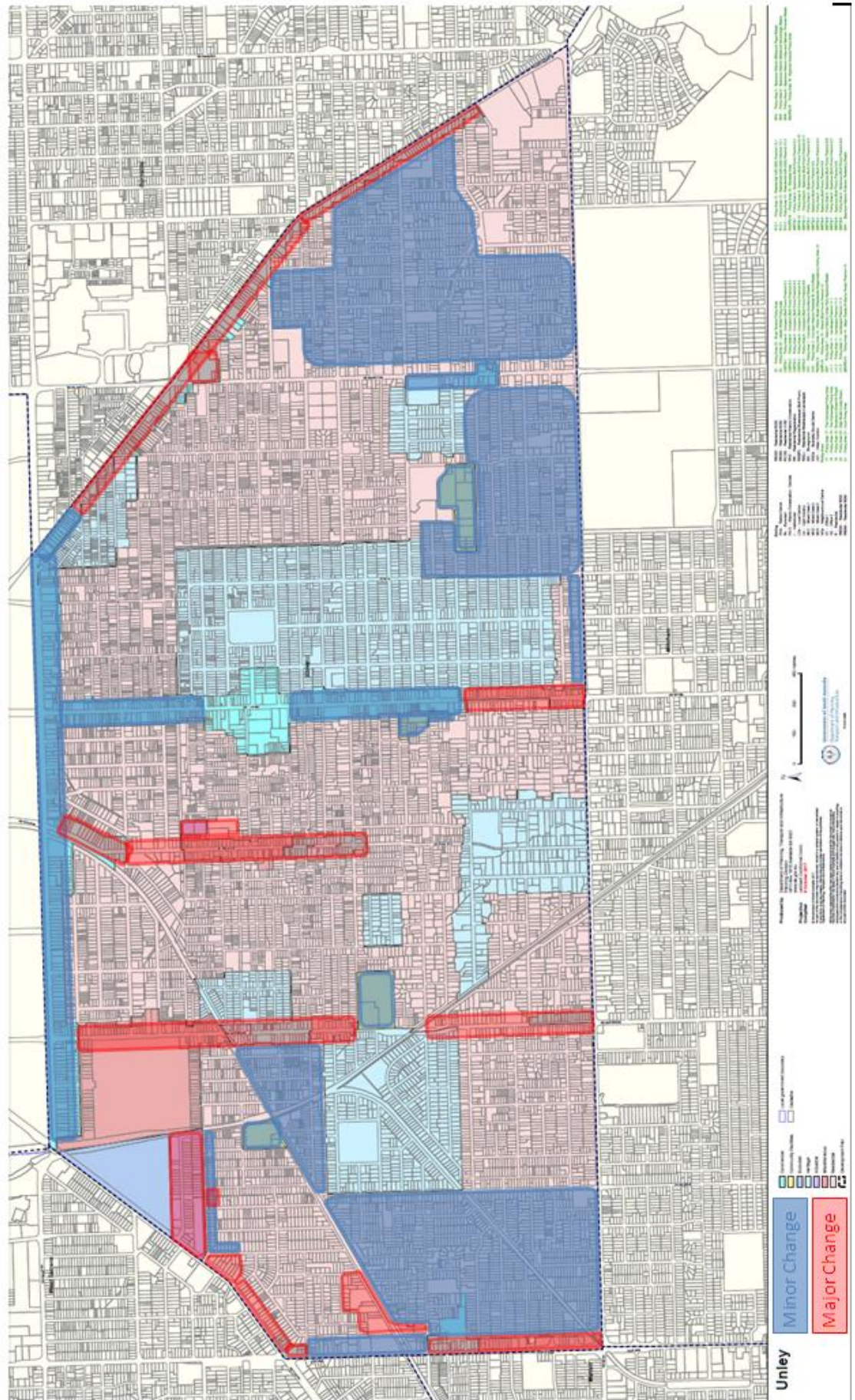
Please also provide a short description of all relevant investigations undertaken to date, with particular reference to council's position with respect to the changes. Note: more significant changes will be considered in council's collaborative work program.

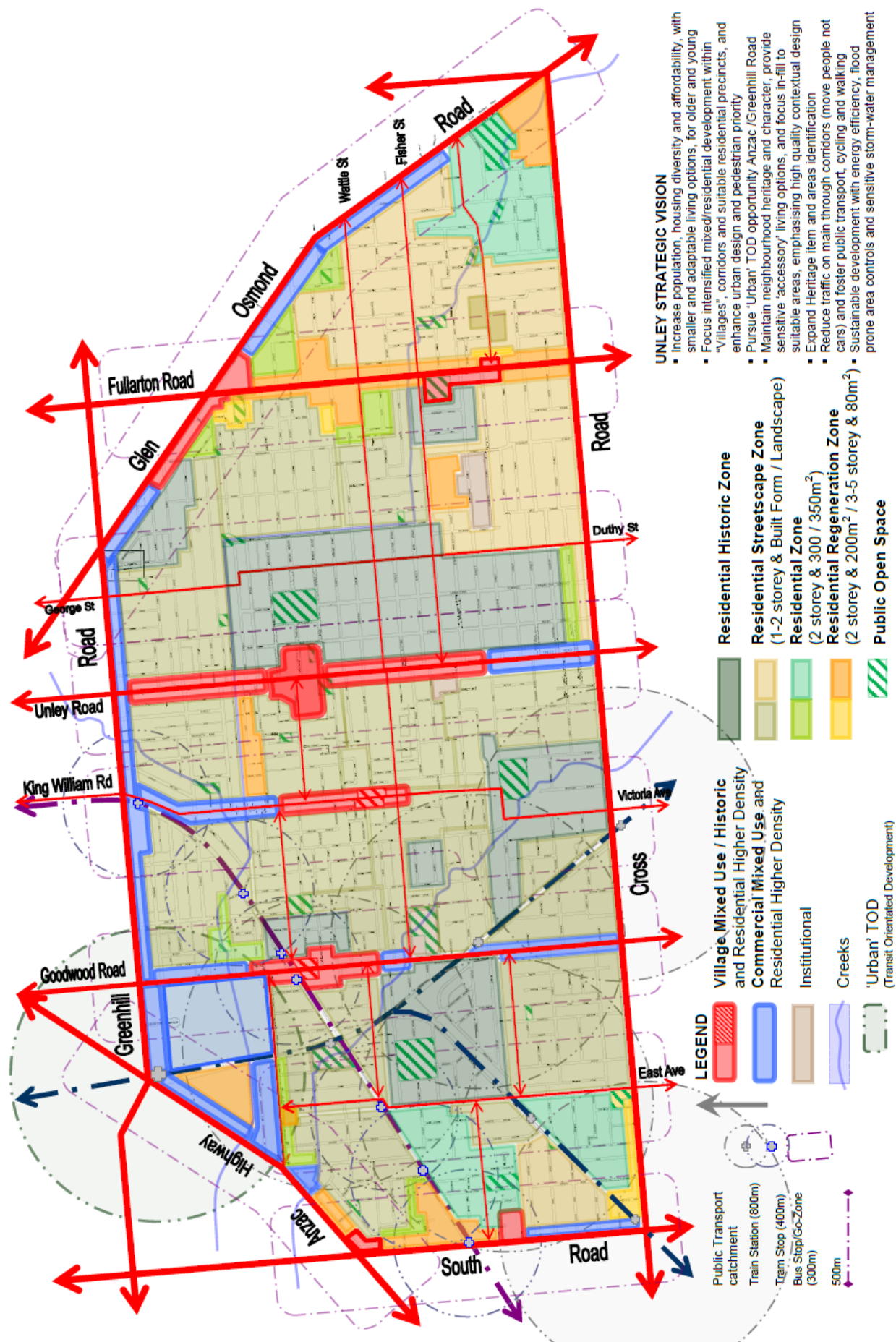
The Residential Character and Growth Areas DPA and Summary of Consultations and Proposed Amendment Report for Part 1 (East) and Part 2 (West) provides extensive background investigations and the desired nature and post-consultation final spatial application of the range of residential zones.

The Inner and Middle Metropolitan Corridors (Sites and Design) Minister DPA's Council submission in July 2017 for better function, form and design refinement of policy details.

The confidential first draft Inner and Middle Metropolitan Corridors Minister DPA preliminary analysis, urban design and policy details for additional range of corridor areas provided by Council in May 2015 and subsequent draft IMMC MDPA response in September 2015.

Strategic Spatial Planning Analysis DPTI Map





CITY OF UNLEY PROPOSED STRATEGY PLAN - 2018

City of Unley Dwelling Yield Analysis for Strategic Areas (2016)										
Location	Area (Ha)	Area %	Existing Dwells	Potential Avg Gross Density (D/Ha)	Net Additional Dwellings (Possible, to likely by 2045)			Growth %	Net Added Population Likely	Growth %
					Possible	Realistic	Likely			
Keswick Barracks TOD	15	1%	0	200	2980	1490	745	16%	1267	15%
Corridors/Centres Total	218	15%	873		11818	5909	2955	75%	5023	71%
Greenhill Road	37.6	15%	190	100	3570	1785	893	63%	1517	60%
Unley Road	37.8		60		3602	1801	901		1531	
Corridor	25.1		50	70	1707	854	427		725	
District Centre	12.7		10	150	1895	948	474		805	
Goodwood Road	24.4		70	50	1150	575	288		489	
Showgrounds	30.7		5	10	302	151	76		128	
Glen Osmond Road	21.4		300	50	770	385	193		327	
King William Road	18.5		30	40	710	355	178		302	
Fullarton Road	32.2		100	35	1027	514	257		436	
Anzac Hwy/Leader St	14.9		58	50	687	344	172		292	
Residential Total	1199	85%	16150	15	3917	1958	979	25%	2020	29%
Regeneration areas	43.4	84%	750	50	1420	710	355	21%	604	24%
Infill areas	120		1500	30	2100	1050	525		1192	
Heritage/Character areas	1036		13900	13.8	397	198	99		225	
					Increase				Pop@1.7-2.3	
Total	1417	100%	17,023	12.0	15,735	7,867	3,934	100%	7,043	100%
Total (incl TOD)	1432	100%	17,023	11.9	18,715	9,357	4,679	100%	8,310	100%
			Existing		Likely to 2045			Likely to 2045		
			Population and Density		Dwellings and Density			Population and Density		
Likely - Total			38,642	27.3	20,957		14.8	45,685		32.2
- incl TOD			38,642	27.0	21,702		15.2	46,952		32.8

30-Year Plan for Greater Adelaide Update Review and Targets Comparison



LIVING ADELAIDE

Draft 30-Year Plan for Greater Adelaide | 2016 Update

livingadelaide.sa.gov.au
#livingadelaide



David Brown
Principal Policy Planner
4 October 2016

About The Plan

Continue the strategic direction and structure of the 2010 Plan
Reinforces the new walkable urban form

Objectives



Principles

- | | | | |
|--|---------------------------------------|--|-------------------------------------|
| 1 The 14 principles of the plan | 1 A compact and carbon efficient city | 2 Housing diversity and choice | 3 Accessibility |
| 4 A transit-focused and connected city | 5 World-class design and vibrancy | 6 Social inclusion and fairness | 7 Heritage and character protection |
| 8 Healthy, safe and connected communities | 9 Affordable living | 10 Economic growth and competitiveness | 11 Climate change resilience |
| 12 Environment protection, restoration and enhancement | 13 Natural resource management | 14 Community engagement | |

The 2016 Update

- » Land-use planning focused but recognises the other levers required to make successful communities
- » Higher level document - no regional directions + targets at this stage
- » Local area planning will be a key action
- » Will transition to being a Regional Plan (under PDI Act)
- » Make use of the new PDI Act tools
- » Introduction of 6 high level targets – new urban form
- » Barossa Valley + McLaren Vale Character Preservation District Addendum (2013) still stands

3 Objectives & 14 Principles Unchanged

30 Year Plan 2010	Draft Update 2016
89 Targets	6 New Targets
16 Policy Themes	14 Policy Themes
238 policies	116 Policies
153 Regional Directions	No Regional Section

Key objectives – 2016 Update

- » Reinforces the new walkable urban form
- » Supports economic development and unlock investment potential
- » Reinforces and enhance Adelaide's reputation as a liveable place that attracts talented people, jobs and investment
- » Facilitates high quality design outcomes
- » Introduces and reinforce strategies that ensure better balance between new and existing development
- » Facilitates affordable living options and diverse housing choice
- » Better integrates transport and land-use planning (ITLUP)
- » Supports the Environment and Food Production Areas

Governance arrangements unclear

- Sound aims but the 'how' critical
- No regional directions
- Lack of detail for local framework
- Tensions between aims
- Tensions with other State directions – integrated transport
- Relationship and progress with P+D Act evolving
- No implementation plan
- Detail on implementation to come

Population Growth Scenarios

2010 growth scenario to 2038	560,000 people 258,000 dwellings 282,000 jobs
2015 growth scenario to 2045	545,000 people 248,000 dwellings

= 8,250 new dwellings per year

Growth scenario lacks credibility

- Lower than anticipated
- Continue with high scenario ?
- Methodology and evidence missing
- Need to plan but be pragmatic and stage



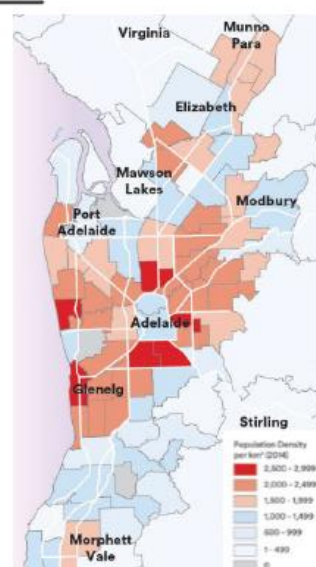
Population Growth Scenario – Unley

Unley 2011	38,500 people 16,500 dwellings 2,700 p/km ² density
Unley 2045	45,500 people 20,400 dwellings 3,200 p/km ² density

= 205 new dwellings per year

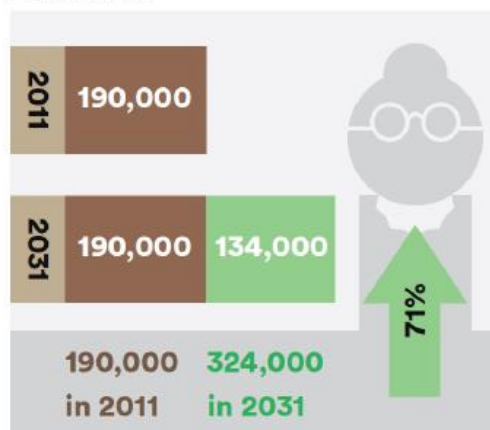
Growth scenario to 2045

- Corridors & Centres extra 3,000 dwellings
- Residential infill/regen extra 900 dwellings
- Conservative methodology
- Market & demand determines growth rate

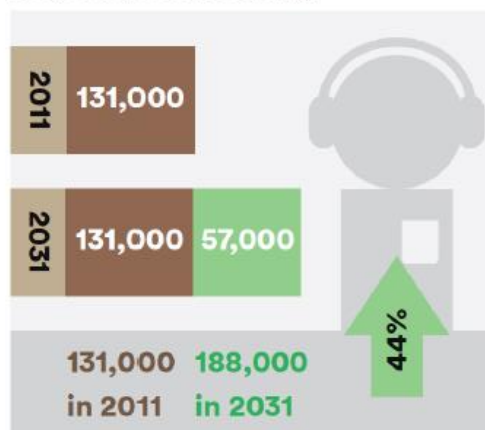


Changing household formations

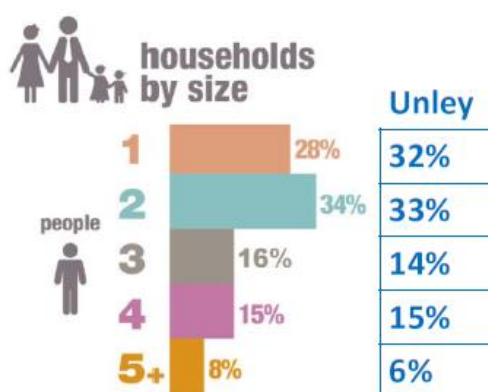
The number of people aged 65+ is growing



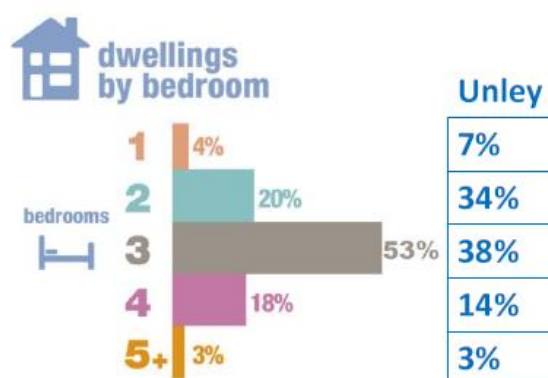
The number of single person households is growing



Give smaller households the choice of a smaller home



Source: ABS 2011 census data



Unley already provides good choice but could be better – eg corridors, laneway housing etc

Focusing on Policy Themes

There are 14 policy themes that build on the work of the 2010 Plan.



Targets



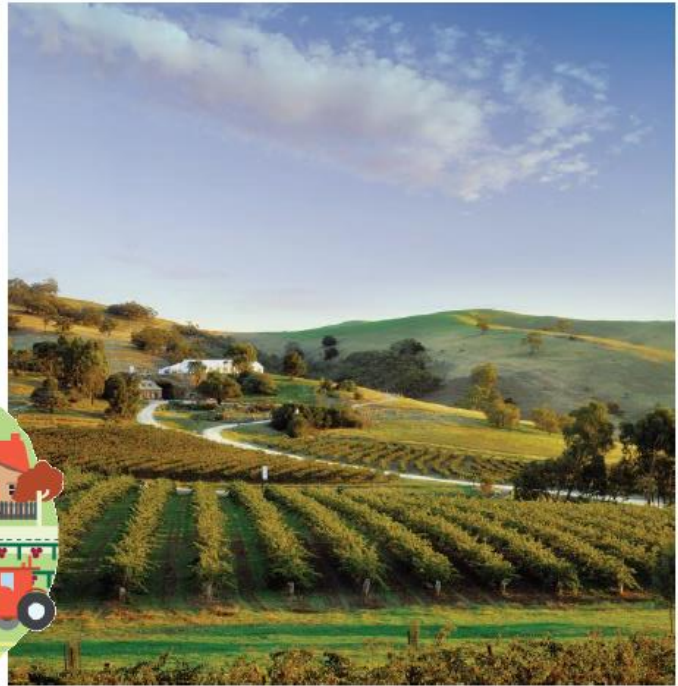
Policy Themes and Targets

Policy Themes	Targets					
	1 Protecting our resources	2 Smarter Travel	3 Getting Active	4 Walkable Neighbourhoods	5 A green liveable city	6 Greater housing choice
1 Transit corridors, growth areas and activity centres						
2 Adelaide City Centre						
3 Design Quality (and sustainability ?)					?	
4 Heritage (embedded energy, tourism and skilled jobs ?)	?				?	
5 Housing mix, affordability and competitiveness						
6 Health, wellbeing and inclusion						
7 The economy and jobs						
8 Transport						
9 Infrastructure						
10 Biodiversity						
11 Open Space, sport and recreation						
12 Climate Change						
13 Water						
14 Emergency management and hazards (stormwater ?)					?	

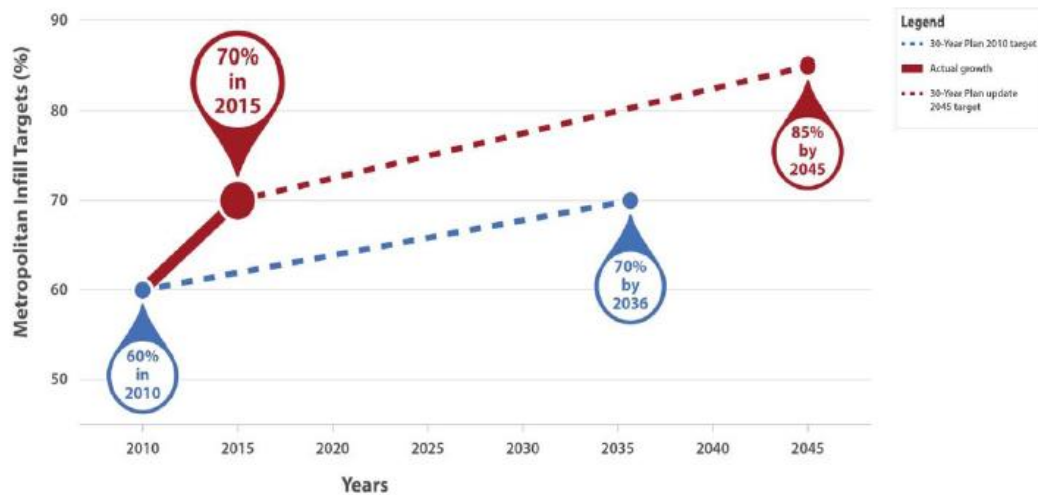
Target

1 Protecting our Resources

TARGET:
85% of all new housing
in metro Adelaide
built in established
urban areas by 2045



Urban Infill Target



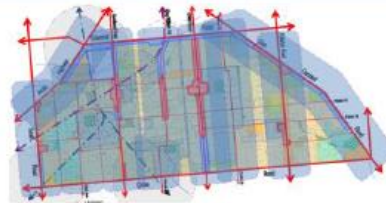


Target 2 Smarter Travel

TARGET:
60% of new housing in
metro Adelaide will be
within close proximity
to public transport



Dwellings Built	Metropolitan Adelaide	800m walk fixed line public transport / 400m Go-Zones*	% within 800m / 400m public transport
Built 2011 - 2015	32,809	13,456	41.0%



Unley

90%

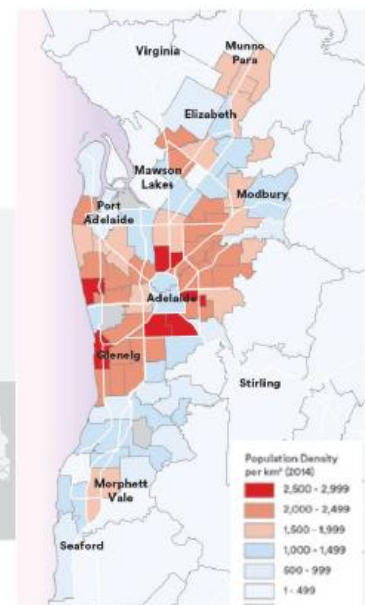
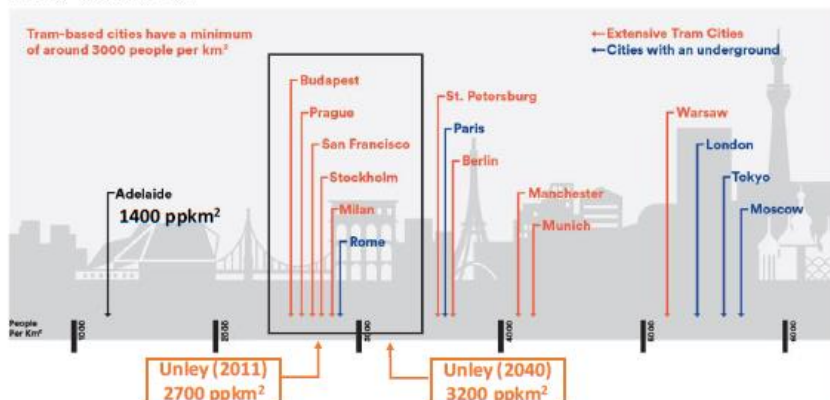
*Current and planned

Transit opportunities

We have abundant opportunities to increase population density to support transit.

Unley's current strategy of maintaining 70% and 30% focussed growth could deliver extra 3,500 dwellings (7,500 people) by 2040

Density - people per km²



Target

3

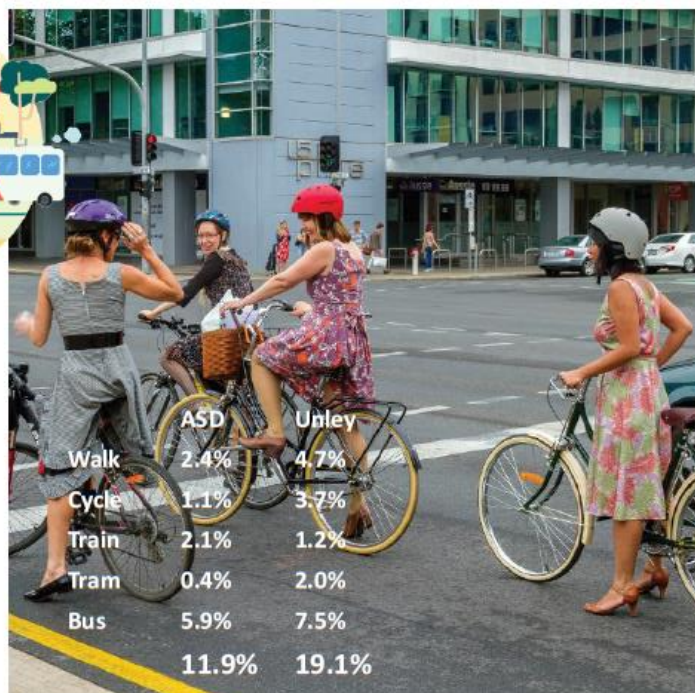
Getting Active



TARGET:

Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 25% by 2045.

Area	2011	25% increase by 2045
Inner Metro	24%	30%
Middle Metro	14.4%	18%
Outer Metro	9.1%	11%
Metro Adelaide (GACC)	14.1%	18%



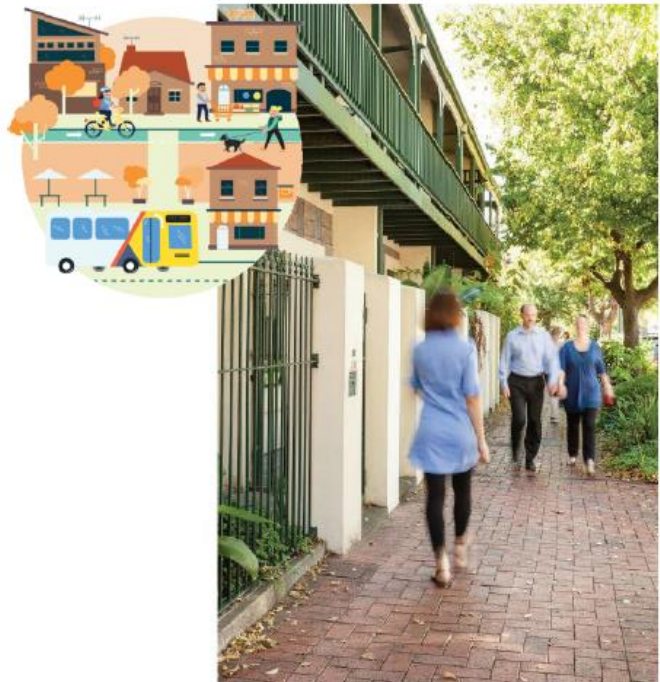
4

Walkable Neighbourhoods

TARGET:

Increase the percentage of residents living in walkable neighbourhoods in Inner and Middle Adelaide by 25% by 2045.

Area	2016	2045
Inner Metropolitan	72%	90%
Middle Metropolitan	49%	61%



Walkable Neighbourhoods Provide...

A walkable neighbourhood is one that has a walkability score of at least 3 out of 4.

Local Access to Public Open Space

A diverse range of public open spaces with all dwellings having at least one option within 400m.



Nearby Access to Schooling and Childcare

Up to 15 minutes walk (1km) to a primary school, childcare centre or kindergarten.



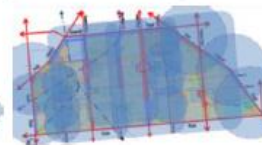
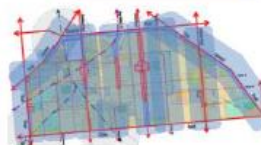
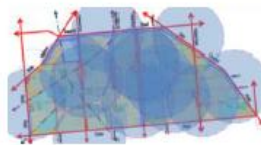
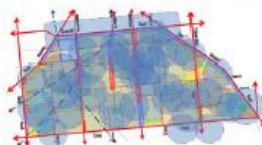
Easy Access to Frequent Public Transport

Up to 5 minutes walk (400m) to high frequency bus stop or 10 minutes walk (800m) to a train station, tram or O-Bahn stop.



Close Access to Local Shops, Services and Community Centres

Up to 15 minutes walk (1km) to an activity centre which includes local shops, services and community gathering place such as libraries.



Target

5

A Greener City

TARGET:

Tree canopy is increased by 20% across metro Adelaide by 2045

Positive but challenges

- Unley at 26% - target 31%
- Green cover is more than trees - shrub and grass may be included
- Open-space, streets and public realm a minor portion of city
- Private property the major portion - development policy critical
- In tension with densification
- *i-Tree Canopy* measurement tool



Target

6

Greater Housing Choices

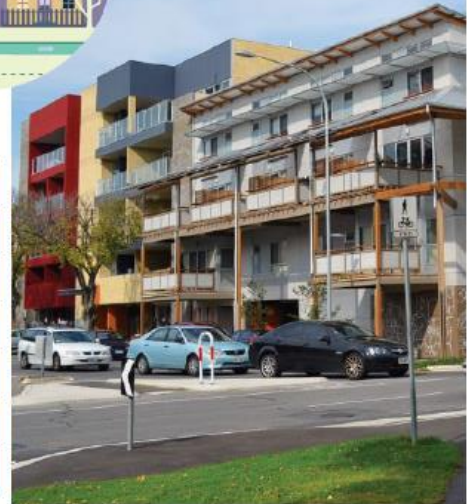
TARGET:

Increase housing choice by 25% to meet changing household needs in metropolitan Adelaide by 2045.

Dwelling type	2010	2011	2012	2013	2014	2010-14 average
Detached	79%	75%	73%	77%	70%	75%
Flats / Apartments	4%	5%	5%	2%	5%	5%
Home Unit / Townhouse	5%	9%	7%	8%	8%	7%
Retirement Village Units	3%	3%	7%	5%	10%	6%
Semi-detached	9%	8%	8%	7%	7%	8%

Unley

	2011	2040
	59%	50%
	41%	50%



We need new models of housing

To provide choice for our different households types, life stages and lifestyle choices

"Missing Middle"

- More diversity & policy flexibility
- Not just corridor apartments

1. 'Next Gen' Granny Flat



2. Courtyard



6. 'Big House' Apartments



7. Row



8. Apartment Terrace



3. Pencil



4. 'Next Gen' Six Pack



5. Row Terrace



9. Clustered



11. Mixed Use



12. Dual Occupancy



10. Urban Garage



13. Soho

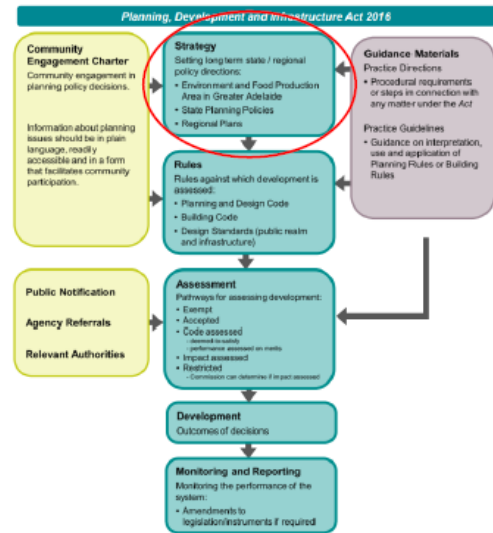


Planning, Development and Infrastructure Act

Progressive implementation

- P+D Act passed 12 April 2016
- Staged implementation
 - State Planning Commission by April 2017
 - Community Engagement Charter by 2017
 - Planning and Development Code by mid 2020
 - Practice Directions and Guides as needed
- 1st Transition Bill introduced into Parliament 21 September 2016
- GA 30 to transition into a Regional Plan with Local Plans to be developed
- Local Heritage Reforms discussion to lead to Bill in late 2016

PLANNING SYSTEM OVERVIEW



Key Elements for Response

Issues and Opportunities for Unley

- Population growth scenarios need more evidence and interpretation
- Generally sound aims but 'how' they are to be applied on the ground is critical
- Tensions exist between aims whereby they will need to be prioritised relative to context
- Lack of Regional Plans and detailed implementation framework leaves much to do
- Major change also occurring through roll out of PD&I Act
- Corridors and strategic growth positive for underpinning economy, services and facilities
- Increasing housing diversity positive for community and changing demographics
- Heritage (and character) suburbs and main streets should have greater regard
- Targets require 'fleshing out' – eg Greening more than trees, private contribution vs public etc
- Collaboration the key to influence how the strategy and system evolve and are applied
- Unley Submission due date extended to 25 October 2016

City of Unley Analysis and Response

30-Year Plan for Greater Adelaide Update 2016

Executive Summary

The Objectives, Principles and Policy Themes are laudable. The relationship of these within the Plan and to the 2010 Plan could be made clearer. Also the relationships with other critical strategies could be better integrated.

Based on these and the Targets, Unley is well placed as a diverse, walkable, compact, green and well-serviced area. The Council is keen to make it even better through its current development strategy of focussed growth in strategic locations while maintaining its essence and widespread heritage and character neighbourhood and main street areas. Hidden accessory/laneway/dual occupancy housing can help add diversity to these sensitive neighbourhood areas.

Various issues and opportunities have been identified for Unley:

- The population growth scenarios need more evidence and local interpretation;
- The overall aims are generally sound but 'how' they are to be applied in the regional and local context is critical;
- A healthy city aligns closely with the City of Unley Age Friendly City Strategy;
- Tensions exist between various principles and/or policy themes whereby they will need to be prioritised relative to the local context during future local area planning, eg more directive and prescriptive policy is needed to provide lower building site cover (in traditional neighbourhoods and in larger unit schemes) to enhance the spaces for people, amenity and for trees to help generate opportunities for canopy and green cover;
- The removal of reference to previous Regional Plans and lack of an implementation framework leaves a significant gap for local area planning, approach to transition in form and the appropriate application and adequate scope of development policy tools (eg zones);
- Growth in corridors and strategic locations is supported and positive for underpinning of economy, services and facilities;
- Increased housing diversity is positive for the community to address changing demographics;
- Unley's extensive heritage (and character) neighbourhoods and main streets should have greater regard. Growth aims can be achieved while they are maintained;
- The Targets require significant 'fleshing out' to enable better understanding and resolution of many technical policy and implementation details – eg Greening is more than just the tree canopy, public realm opportunities are limited and the effective contribution from private development will be critical through the Planning and Design Code;
- Major change is also occurring through the roll out of the Planning, Development & Infrastructure Act which all needs careful management, coordination and staging for a successful implementation and outcome;
- Local Government generally, and in particular Unley, would be keen to collaborate and provide input to how the strategy, policy and new system evolve and are applied generally and in the local context.

It is trusted these concerns will be taken on board by the Department of Planning Transport and Infrastructure and State Government, and close collaboration pursued with Local Government and the City of Unley in delivering successful outcomes for local area planning.

3 Objectives of the Plan (unchanged from 2010)

The Plan reinforces three interlocking objectives:

Liveability

- › People spend less time in cars and have more time for leisure.
- › Greater Adelaide has a vibrant arts, cultural and sporting life.
- › The best elements of the past and present are evident in urban design and form.
- › Housing and the cost of living are affordable.

Competitiveness

- › Attract jobs.
- › Keep people in South Australia.
- › Welcome migrants from interstate and overseas.
- › Offer excellent education services.
- › Become one of Australia's most attractive regions for business, and for families to live and work in.
- › Act as a magnet for investment.

Sustainability and climate change resilience

- › The pattern of urban growth is re-engineered towards greater sustainability and climate change resilience.
- › Adaptation means that the region responds to the risks of climate change and massively improves water and energy efficiency.
- › The region preserves the natural environment and maximises its competitive advantage in renewable and clean energy.



14 Principles of the Plan (unchanged from 2010)

The principles seek to underpin the new urban form, respond to challenges and opportunities, and achieve the three interlocking objectives. Each of these principles is supported and promoted by a range of specific planning policies that provide clear guidance for land use at local and regional levels.

Principle 1 - A compact and carbon-efficient city

Create a compact and efficient city capable of supporting population and economic growth without creating an unsustainable demand on infrastructure and natural resources.

Principle 2 - Housing diversity and choice

Ensure there is a mixture and diversity of housing types and promote a high level of choice to cater for the changing needs of new and existing residents.

Principle 3 - Accessibility

Wherever possible, new and existing housing should be located close to transport, jobs and services.

Principle 4 - A transit-focused and connected city

Adelaide should be a transit-oriented city connected by efficient mass transit systems and affordable public transport.

Principle 5 - World-class design and vibrancy

New housing should reflect world-class building and suburb designs to create the sustainable urban character of the future and encourage a vibrant and creative culture

Principle 6 - Social inclusion and fairness

To promote an inclusive, fair and equitable city where people have access to the services and jobs that they need, wherever they live.

Principle 7 - Heritage and character

The existing heritage, history and character of Greater Adelaide should be preserved and enhanced by:

- concentrating housing growth in transit corridors and well planned new suburbs
- driving quality housing designs which complement existing neighbourhood characteristics through incorporating an Urban Design Charter
- increasing density in designated areas with only minor increases required in other localities, thereby taking the pressure off character areas
- confining high-density housing to the central business district and very significant transit-oriented developments.

Principle 8 - A healthy and safe city

Promote healthy, connected and safe communities by ensuring new and existing suburbs are walkable neighbourhoods that incorporate Crime Prevention Through Environmental Design principles and contain high-quality, accessible and useable open space and sporting facilities.

Principle 9 - Affordable living

Promote an affordable lifestyle for new and existing residents by maintaining competitive house prices, reducing the over-reliance on motor vehicles, and designing housing and suburbs to reduce water and energy costs.

Principle 10 - Economic growth and competitiveness

Create the conditions to enable strong economic growth by:

- planning for the number and type of jobs that are likely to be created during the next 30 years
- ensuring the availability of land for the expansion and diversification of industry and business
- improving the access to a wide range of educational institutions
- creating the living conditions to attract and maintain working-age people
- delivering an efficient planning system, consistent with the State Government's Planning Reforms (2008), to ensure that South Australia remains the most competitive place to do business in Australasia.

Principle 11 - Climate change resilience

Create the conditions for Adelaide to become resilient to the impacts of climate change by:

- reducing the growth in emissions through a reduction in car dependency and an improvement in the energy efficiency of buildings and neighbourhoods
- improving the liveability of the city to respond to increasing temperatures
- dramatically improving the water efficiency of new buildings and new neighbourhoods
- capitalising on the opportunities for the growth of new green industries.

Principle 12 - Environmental protection

Ensure the protection of environmentally significant lands, waterways and marine areas for existing residents and future generations; and to allow native plants and animals to survive, thrive and adapt to climate change. Planning controls protect vital environmental assets through unambiguous mapping and designation of key environmental assets.

Principle 13 – Natural resources management

Maintain and improve the health of natural resources by:

- ensuring land is appropriately zoned and sustainably used for current and future generations
- planning to minimise adverse impact and avoid irreversible damage
- considering biodiversity and ecological integrity in land-use decisions.

Principle 14 – Community engagement

Provide opportunities for the people of Greater Adelaide to have meaningful input into the planning of changes to and development of their neighbourhoods and the region.

Why the Update

In 2010 a number of assumptions were made based on key data. A number of these have changed.

The population of Greater Adelaide is growing but slower than anticipated. A high growth scenario will continue to be used to account for long lead times and to prepare for the challenges the future might bring. 560,000 extra people were anticipated in 2010 (from 1.29 to 1.84 million) by 2036 whereas in 2016 545,000 extra people are anticipated (from 1.42 to 1.97 million) by 2045.

Household formation continues to change. For example, people over 65 are expected to increase 71% (190,000 to 324,000) and single person households 44% (131,000 to 188,000).

Fringe growth and sprawl has declined and alternative higher density yields increased. This trend needs to continue from 60% in 2010 to 70% in 2016 to 85% in 2045 to create a more compact urban form and protect surrounding landscapes.

Greater density supports public transport investment, less travel and more walkable neighbourhoods. The low carbon economy creates competition for investment and new businesses in productive places. Good design will benefit transition and/or interface to new development and its quality and attractiveness.

Good urban planning with compact urban form and efficient buildings can help reduce Adelaide's greenhouse gas emissions and ability to cope with impacts of climate change.

Unley response – generally supportive

Continuing to facilitate a high growth scenario, in the absence of evidence and pressing need, leads to creating excessive widespread potential where adhoc new buildings may occur. More selective delivery of strategic areas and a cohesive staged transition and consolidation would be more effective. Further opportunities can be created as demand requires.

14 Policy Themes and 6 Targets (Introduced in Update 2016)

The relationship of Policy Themes and Relevant Targets is set out below:

Policy Themes	Targets					
	1 Protecting our resources	2 Smarter Travel	3 Getting Active	4 Walkable Neighbourhoods	5 A green liveable city	6 Greater housing choice
1. Transit corridors, growth areas and activity centres						
2. Adelaide City Centre						
3. Design Quality (and sustainability ?)					?	
4. Heritage (embedded energy, tourism and skilled jobs ?)	?				?	
5. Housing mix, affordability and competitiveness						
6. Health, wellbeing and inclusion						
7. The economy and jobs						
8. Transport						
9. Infrastructure						
10. Biodiversity						
11. Open Space, sport and recreation						
12. Climate Change						
13. Water						
14. Emergency management and hazards (stormwater ?)					?	

14 Policy Themes of the Plan (consolidated from 16 in 2010)

1. Transit corridors, growth areas and activity centres

The new urban form in metropolitan Adelaide will focus on jobs and services in accessible city, mixed use activity centres and transit corridor locations, supported by rejuvenated neighbourhoods all linked by integrated public transport and cycling networks.

Adelaide's current average density of 1,400 people per square kilometre is low and needs to be at least 3,000 in a more compact form to support investments in public transport. Most new development should occur within existing built-up areas with increased densities within activity centres, transit corridor catchments and other strategic locations where interface with low-density areas can be managed.

Local area planning is to be undertaken to implement the strategic directions and identify opportunities and areas for increased density and renewal.

Unley response – generally supportive

Unley has already adopted a strategy of focussing growth on corridors, activity centres and strategic locations to increase density, population and housing diversity. The current average city density is 2,700 ppskm² and with potential increased dwelling opportunities around 3,500 over the next 30 years this density could exceed 3,200. Adjacent to corridors and centres the density could exceed 4,000.

2. Adelaide City Centre

Reinforcement and enhancement of Adelaide's reputation as a liveable and vibrant place is to occur by underlining the importance of the city as the commercial and cultural heart of Adelaide and the State. High density public transport; walking and cycling facilities; Parklands and Riverbank precinct will enhance the city.

Unley response – generally supportive

The connections to the city and through the Parklands are critical. Medium to high-rise mixed use development framing the inner and outer (Greenhill Road) will increase housing diversity and activation of the public realm. Greater involvement of surrounding inner-rim Councils in the Parklands management should be considered.

3. Design Quality

With a focus on urban infill it will be important to facilitate sensitive and good design outcomes and build on the distinctive character and valued heritage of existing neighbourhoods. *"The planning system will facilitate the development of neighbourhoods that reflect local identity and supports decision-making that builds local character"*. Quality infrastructure, open-space and public realm contributes to pride and investment. High quality and innovative design will create beautiful buildings and public places.

Design guidelines for medium density development are soon to be released. More critical is the determination of suitable locations for medium density, appropriate interface parameters and maintenance of lower density heritage and character areas.

Unley response – generally supportive

The SA Design Review Program can assist building design quality but is only for major developments. The majority of neighbourhood development is smaller scale. The Design Review input should be broadened to assist with the strategic analysis of areas, policy development and public realm criteria to affect the wider development sphere.

The key concern with future local area planning and application of strategies will be the divergence from respecting and building local identity and character given the strengthened State-controlled decision-making established under the Planning, Development and Infrastructure Act.

The added value of efficient and green design features should be reflected by identifying its contribution to Target 5 "A green liveable city".

4. Heritage

The Update will continue to recognise the importance of the sense of place and identity that communities value in its heritage places and areas.

Their appropriate identification and conservation is critical and exactly how this occurs will evolve through the current Heritage Reforms and mechanisms supported in the forthcoming Planning and Design Code (replacement for the Development Plan).

Unley response – requires greater widespread recognition and support

Council has already made it clear from its review of the Heritage Reforms there should be at least as much status and ability to identify local heritage places, heritage areas and character areas as is appropriate in the local context and has been established in the current regime.

The 2010 Plan reinforces the intent to “*focus growth in transit corridors and activity centres leaving about 80 per cent of existing urban character largely unchanged*” - “*Increase density in designated areas with only minor increases in other localities, thereby taking the pressure off character areas*”. Unley’s Development Strategy pursues this approach with approximately 70% of the city desired to be in heritage and character areas and the focus of growth in 15% of corridor and centre areas and 15% suitable strategically located residential areas. A likely growth of 2,500 to 4,000 dwellings can be realised in such an approach, exceeding any quoted or extrapolated proportional growth requirement. This approach should be recognised and supported as delivering growth in a balanced and appropriate way while maintaining the essence and identity of Unley.

Mention is made of the environmental and financial savings in retaining the embodied energy within existing buildings. There are also tourism added value and skilled employment opportunities through retaining important distinct environments (in Adelaide there is a high integrity across large areas of buildings that are unique. The labour input is double for conservation and adaptation compared to new builds for the same expenditure).

The added value to the economy and environment should be reflected by identifying its contribution to Target 1 “Protecting our resources” and 5 “A green liveable city”.

5. Housing mix, affordability and competitiveness

Past development models delivered affordable housing but this is changing. Sprawl is expensive to service and has high operation costs (eg travel). Shifting to primarily developing within the existing footprint can offer more efficient use and access to services and overall a more affordable and quality lifestyle.

There needs to be a strong focus on providing affordable and diverse housing choices for our different household types and lifestyles. A range of housing types beyond current options (‘Missing Middle’) needs to be explored to enhance affordability and well located new housing opportunities.

Unley response – generally supportive

Unley currently enjoys a good diversity of housing, with 41% medium to high density non-detached dwellings versus Adelaide’s 25% but would benefit from more. Alternative options (eg ‘Next-Gen’ six-pack flats, Terrace Apartments, Courtyard Housing) would work in certain limited locations that would need sensitive selection. Unley is seeking to introduce flexible policy for ‘ancillary or laneway housing’ and dual occupancy in its current General DPA which would be a more sensitive and appropriate form of alternative housing in the broader heritage and character areas. Alternative options should be concentrated to suitable and strategic locations beyond the heritage and character neighbourhoods. Unley’s development strategy illustrates its current approach can deliver more than is needed.

The type of dwellings and level of supply will be determined by the market. A major element of current demand is about what people feel they ‘want’ rather than what they may actually ‘need’. Policy would need to become more directive and prescriptive to drive genuine alternative smaller and different types to align more with ‘need’.

The housing provision should, in addition to being affordable, be universally designed to support 'ageing in place' and 'adaptability' to reflect the changing needs of the community.

6. Health, wellbeing and inclusion

Healthy neighbourhoods promote cycling, walking and accessibility to a wide range of housing, services and facilities; ie quality open-space, shops, schools and public transport etc. A compact mixed use community ('the new urban form') is required to afford this diversity, proximity and network of services and facilities.

Unley response – generally supportive

This is 'back-to-the-future' for Unley as the city affords all these things.

Wellbeing and inclusion align closely with the City of Unley Age Friendly City Strategy and desire to increase liveability for all, including the increasing aged community.

No mention is made of the planning for public infrastructure and services, eg schools, to provide for increased capacity or sites to address the increased demand from the promoted population growth.

Crime Prevention Through Environmental Design (CPTED) principles should apply equally in conjunction with biodiversity opportunities in parks and corridors. Sport and recreation facilities should be multi-use and adaptable. Continuity of linkages across Council boundaries should be facilitated.

A better model for, and access to, the 'Planning and Development Fund' land division contributions is required to facilitate investment in the public realm and facilities to support compact walkable neighbourhoods.

7. The economy and jobs

Patterns of production and employment are changing with new sectors emerging. The planning system is integral to providing attractive and flexible policy for investment.

Unley response – generally supportive

Part of facilitating investment would be clear guidelines to shape appropriate development and avoid challenges. A well resolved and applied strategy, a spatial plan with clear principles and design criteria will be pivotal to this. Providing certainty while allowing scope for innovation is a difficult balance.

Tourism across Adelaide and the region is significantly enhanced by its widespread, distinct and high-integrity of heritage and character areas and buildings in neighbourhoods and main streets. This should not be lost with new development.

Unley has a large and strong business economy that would be enhanced by increased population and density to underpin its ongoing viability and attraction for investment.

8. Transport

The aim is to deliver a more connected and accessible city by focusing on transit-focussed principles and adequate transport infrastructure to move people and goods.

The State 'Integrated Transport and Land Use Plan (ITLUP)' is important to recognise and balance the various objectives. The 'Link and Place' model is a process to balance the transport movement priority with the people place priority for a given context. Often it maybe a relatively even balance with a range of functions, eg Unley Road as a main street but with a high traffic function.

Unley response – generally supportive but needs more attention

There are clear tensions in many cases and the ITLUP and GA30 Strategy have as yet not adequately resolved the priority in many cases, eg Glen Osmond Road which is to be a major traffic, freight and public transport route while suggesting transit-orientated housing, main street place and walking priorities. Not all functions can always be reasonably accommodated and a decisive choice should be made, so transport or land-use policy can be adjusted accordingly.

9. Infrastructure

The continued coordination of strategic infrastructure and improved investment decision-making will ensure more efficient use of public and private resources. Urban infill development should include appropriate community and green infrastructure.

Unley response – generally supportive

Green infrastructure for water (and flood) management, energy efficiency, biodiversity and recreational opportunities is beneficial. Greater integration and rigor in urban design policy, and in particular private development forming the majority of development, is required through the Planning and Design Code to support necessary improvements.

10. Biodiversity

Protecting and re-establishing biodiversity in key eco-areas will help maintain a healthy, biologically diverse environment.

This will generally require spatial separation of sensitive areas. In developed areas, any future development needs to complement and enhance the associated natural areas and 'greenways' opportunities (linear parks, waterways, coast and strategic locations). More pedestrian and bike linkages across the city will also offer opportunities to provide greening, eg Charles Walk in Unley and Windsor Street in Fullarton.

Unley response – generally supportive

Opportunities to protect remaining biodiversity are limited in Unley, however the use and re-establishment of local indigenous species and corridors where possible in greening opportunities contributes to urban biodiversity outcomes while also complementing the related health, water, climate change and open space policy themes.

11. Open Space, sport and recreation

The role and value of a diverse range of quality public open space and places is increasingly important to the new urban form with greater density of living.

Unley response – generally supportive

Spaces in the urban environment and the public realm are also important places and will help complement the soft green spaces. All opportunities to increase the amount and/or quality of open-space will need to be explored in areas of low provision and/or increasing population growth. The upgrade and revitalisation of the use of the Parklands will be key to the planned increased development along its edges, ie Greenhill Road. Greater involvement of surrounding inner-rim Councils in the Parklands management should be considered.

Also the Adelaide Showgrounds could be regarded as a major indoor/outdoor sport/event space (viz Map 11).

Policy 99 refers to 'passive recreation' whereas suggest better term would be 'unstructured recreation' to avoid implying sedentary activity.

The catchment criteria, eg 400metres, and nature of spaces needs further discussion in the context of new higher density urban form.

It is recognised the current model of open space with land divisions (Planning and Development Fund) needs to address alternative approaches to better link with the new urban form and increased density.

12. Climate Change

Future prosperity and liveability will depend on how effectively measures are taken to mitigate against and adapt to a changing climate. A more compact urban form, reduced travel, public transport, cycling, protection of natural features and green environments will be critical in this.

Unley response – generally supportive

'Green' development incorporating energy efficiency, green roofs, increased planting, water sensitive urban design and necessary hazard protections will be fundamental for the future. The new Planning and Design Code and rigor of 'green' policy standards will be

the major contributor to change. These principles are regularly incorporated into public investment but are slow to be forced and adopted in private development.

13. Water

Water resources need to be secured by incorporating water sensitive urban design techniques and protecting water supply catchment from inappropriate development. Addressing stormwater capture and re-use will be critical.

Unley response – generally supportive

Increased water sensitive urban design (WSUD) priority is positive but requires much more serious attention with new urban development. Increased investment in stormwater infrastructure is required to recognise increased intensity of rain events, infill run-off, urban pollution and to reduce flooding and waste of this critical resource.

14. Emergency management and hazards

Planning and managing the reduction of exposure to hazards and disasters will help reduce impacts and build resilience.

Hazards will be mapped as overlays in the Planning and Design Code and a consistent policy response relative to risk included.

Unley response – generally supportive

This is a critical further step but significant local knowledge and experience will need to be involved to realise effective and pragmatic identification and policy responses.

Targets

Target 1: Protecting our resources

85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.

Currently this rate is 70%, rising from 60% in 2010. DPTI will measure progress by annual dwelling count data. A more compact urban form utilise resources more efficiently.

Unley response – generally supportive

While an important measure, it fails to recognise the resource savings from retaining and adapting existing buildings (savings on existing embedded energy and providing new materials). This dovetails with maintaining important areas of heritage and character suburbs.

Target 2: Smarter Travel

60% of all new housing in metropolitan Adelaide is built within close proximity to current and proposed fixed line and high frequency bus routes.

The current baseline for the last 5 years is 41%. This will be measured by State Valuer-General new dwelling data in defined catchments as a portion of total new dwellings.

Unley response – generally supportive but needs greater investment

Unley is bisected by several main high frequency train, tram and bus corridor routes meaning over 90% of housing is currently within close proximity of public travels options. Further, the proximity to the Adelaide CBD and number of well-developed cycle routes, leads to high levels of cycling and walking.

The integrated approach and target for transport and smarter travel is supported. The execution of the policy will be fundamental to the success of the Plan. To this end, the State Government is encouraged to prioritise infrastructure (particularly public transport and alternative modes of transport) and elevate funding priority to support the focus on higher density areas, public transport, alternative modes and moving away from a car priority in inner areas like the City of Unley.

Target 3: Getting Active

Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 25% by 2045.

Active transport includes walking, cycling and public transport. This will be measured by journey to work Census data. The Inner Metro area share in 2011 was reported as 24% and a 25% increase would seek a rise to 30%.

Unley response – generally supportive but needs refinement

Unley enjoys high levels of active transport use of 19.1% compared to 11.9% for Adelaide. The difference in the DPTI measure is not yet known but in any event Unley is well placed. Further investment in cycling, public transport by the State and living on corridors will be important to improving participation. The Plan appears to focus on active transport as a key opportunity for physical activity, but does not make reference to sport and recreation space and opportunities, which are a major part of encouraging physical activity and social interaction for communities.

Target 4: Walkable Neighbourhood

Increase the percentage of residents living in walkable neighbourhoods in Inner and Middle Adelaide by 25% by 2045.

Walkable neighbourhoods are defined by close access to three of open-space, primary schools, frequent bus services and shops. The current baseline for the Inner Metro is 72% and a 25% increase would seek a rise to 90%.

Unley response – generally supportive but needs refinement

Unley is already a compact urban form with a close network of centres, schools, open-space (albeit limited larger spaces) and major corridors with high frequency bus services. In Unley currently around 90% fits the walkable neighbourhoods definition. The criteria and measurement of the various parameters need further exploration. The catchments are generally accepted but could vary for capture of the different scale and level of facilities. Enhanced services, living on corridors and ease of accessibility will help improve walkability.

Target 5: A green liveable city

Tree canopy cover is increased by 20% across metropolitan Adelaide by 2045.

Currently Unley has a tree canopy of 26%. This is measured by the i-Tree Canopy software by the University of Technology Sydney and drawn on by DPTI. A 20% increase would seek to raise this level to 31% by 2045.

It is recognised that other shrub and irrigated grass sub-targets make an important contribution to how 'green' an urban area is and will be measured in the future and the revised i-Tree Canopy assessment scheduled for release in February 2017 is anticipated to have this extra detail to allow for a finer grained baseline..

Unley response – generally supportive but needs refinement

Having such a target is a positive initiative for the Greater Adelaide strategy to recognise the multiple benefits of trees and green infrastructure. The tension with a more compact urban form, increased density and particularly comprehensive infill in neighbourhoods creates challenges for maintaining and increasing green cover.

Many opportunities can be explored in the public realm in open-spaces and streets, but the vast majority of the urban area is in private land. Focussed higher density development in corridors and strategic areas utilises already highly urban areas. If sites can be aggregated it can create consolidated spaces for meaningful plantings. Larger developments also have greater opportunity for 'green roofs' etc. Maintaining lower density and building site coverage in the majority of neighbourhoods will be important to maintaining the overall 'urban forest' of trees.

The incorporation of 'green' cover in private development will require comprehensive and rigorous policy in the new Planning and Design Code to create opportunities and implement provision.

Target 6: Greater Housing Choice

Increase housing choice by 25% to meet changing household needs in metropolitan Adelaide by 2045.

The predominant housing built in Adelaide has been detached dwellings. Currently it averages 75% over the last 5 years. DPTI will measure progress by annual dwelling count data. Changing demographics with growth in smaller households and people over 65 requires more diversity in housing, ie smaller and alternative options, in good well-serviced locations that are more affordable.

Unley response – generally supportive

Unley's original historical and post war infill development has led to a diversity of housing. Detached dwellings comprise around 60%. With future focussed corridor mixed use development and other alternatives like accessory and laneway dwellings the level of detached dwellings would reduce further in the longer-term to around 50%.

This existing housing diversity is a positive position for current neighbourhoods in Unley. Increased diversity and affordable options can be supplemented by further alternative dwelling types in corridor and strategic locations near services and sensitive in-fill with accessory dwellings in heritage and character areas.

Conclusion

The Objectives, Principles and Policy Themes are laudable. The relationship of these within the Plan and to the 2010 Plan could be made clearer. Also the relationships with other critical strategies could be better integrated.

Based on these and the Targets, Unley is well placed as a diverse, walkable, compact, green and well-serviced area. The Council is keen to make it even better through its current development strategy of focussed growth in strategic locations while maintaining its essence and widespread heritage and character neighbourhood and main street areas. Hidden accessory/laneway/dual occupancy housing can help add diversity to these sensitive neighbourhood areas.

Various issues and opportunities are evident for Unley:

- The population growth scenarios need more evidence and local interpretation;
- The overall aims are generally sound but 'how' they are to be applied in the regional and local context is critical;
- A healthy city aligns closely with the City of Unley Age Friendly City Strategy;
- Tensions exist between various principles and/or policy themes whereby they will need to be prioritised relative to the local context during future local area planning, eg more directive and prescriptive policy is needed to provide lower building site cover (in traditional neighbourhoods and in larger unit schemes) to enhance the spaces for people, amenity and for trees to help generate opportunities for canopy and green cover;
- The removal of reference to previous Regional Plans and lack of an implementation framework leaves a significant gap for local area planning, approach to transition in form and the appropriate application and adequate scope of development policy tools (eg zones);
- Growth in corridors and strategic locations is supported and positive for underpinning of economy, services and facilities;
- Increased housing diversity is positive for the community to address changing demographics;
- Unley's extensive heritage (and character) neighbourhoods and main streets should have greater regard. Growth aims can be achieved while they are maintained;
- The Targets require significant 'fleshing out' to enable better understanding and resolution of many technical policy and implementation details – eg Greening is more than just the tree canopy, public realm opportunities are limited and the effective contribution from private development will be critical through the Planning and Design Code;

- Major change is also occurring through the roll out of Planning, Development & Infrastructure Act which all needs careful management, coordination and staging for a successful implementation and outcome;
- Unley, and Local Government generally, would be keen to collaborate and input to how the strategy, policy and new system evolve and are applied.

City of Unley

October 2016