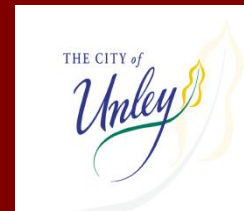


FACT SHEET

RESIDENTIAL REGENERATION ZONE



The Village Living and Desirable Neighbourhoods Development Plan Amendment (DPA) (Residential Character, Growth Areas and Council Wide Residential Policy Review) introduces the new Residential Regeneration Zone, encompassing 4 distinct policy areas – Fisher Street, Major Roads, Renewal and Spence Avenue.

This Fact Sheet supplements the brochure entitled 'Village Living and Desirable Neighbourhoods Development Plan Amendment Program' and provides additional information about the **Residential Regeneration Zone**.

In addition to the more specific policy of the zone the broader Council-wide residential policy and other relevant parts of the whole Development Plan are also applicable to the assessment of any development.

The full Plan can be viewed on Council's website www.unley.sa.gov.au or State Government website www.sa.gov.au.

Zone maps of the affected area are attached in Appendix 1.

What are the objectives of the zone?

- *A predominantly medium density¹ residential zone that comprises a range of dwelling types of up to three storeys together with associated local community services and facilities.*
- *Provision of medium to high² dwelling densities of up to 5 storeys within designated policy areas achieved through the re-development of under utilised land and land in close proximity to centres, public transport stops and public open spaces.*
- *Sustainable development outcomes through the provision of water sensitive design, energy efficiency, waste minimisation and urban landscaping and biodiversity.*
- *High quality urban design where buildings are sited, composed and scaled to mitigate visual and amenity impacts on residential neighbours in adjoining residential zones.*
- *Development that contributes to the desired character of the zone.*

What is the desired character of the zone?

Areas within this zone are scattered across the City of Unley and have been identified for regeneration and housing growth for the following reasons:

- *development is nearing the end of its economic life or is under-utilised*
- *are located outside of designated character areas*
- *comprise a reasonably high proportion of existing medium density housing development*
- *have strategic locational benefits supporting higher density residential living such as close proximity to centres, public transport and open space.*

¹ Medium density refers to 35 to 70 net dwelling units per hectare.

² High density refers to more than 70 net dwelling units per hectare.

This zone provides opportunities for strategic urban growth, housing diversity and innovative environmental sustainable outcomes.

Existing traditional suburban allotments offer potential for substantial intensification of dwelling development within the zone. Opportunities are available to increase dwelling numbers on existing and amalgamated sites. To promote the delivery of housing growth and diversity, incentives are prescribed in relation to site area, frontage and building height. Minimum and maximum site areas are also designated within the policy areas to target specific densities for growth.

This zone is envisaged to comprise predominantly medium density residential housing with higher density strategic areas represented in designated policy areas. Within the zone, the built form will support a range of housing types up to 3 storeys in height. Policy areas are envisaged to support predominantly apartment style living at higher densities with building heights from 3 to 5 storeys. The design and siting of multi-storey development is to be underpinned by good design principles and contextual considerations.

Residential neighbourhoods are to be interconnected with the retention and reinforcement of the traditional grid street pattern to promote social interaction and access to centres, community facilities and public open space via a street network of pedestrian and bicycle linkages.

New development is to achieve positive environmental outcomes through passive energy design, water sensitive design, urban landscaping and biodiversity. Hard and soft urban form coverage will be provided in different proportions and patterns to suit the desired character within each of the policy areas. In addition to front yards and private open space, communal open space, living walls and roof top gardens will be expected within higher density residential buildings as a design response to limited ground level opportunities for green space and to minimise the 'urban heat island effect'.

Land uses will be predominantly residential and supported by compatible small scale development that serves the local community.

What land uses are envisaged?

The zone envisages a wide range of dwelling types and incentives are provided for dwellings other than traditional detached and semi-detached dwellings within designated policy areas. Associated and ancillary small scale non-residential development that serves the local community is also suitable in larger residential developments.

What are the minimum site areas and frontages?

Provisions within the zone encourage medium density housing with higher residential densities in suitable locations (close proximity to centres, public transport and open space) and on larger sites.

Minimum allotment sizes are lower than for the Residential Zone and range from 230 square metres for detached, semi-detached, group dwellings and row dwellings to 200 square metres for residential flat buildings (apartments).

Further incentives are provided to encourage more housing on large sites (greater than 2000 square metres) with minimum site areas ranging from 170 square metres to 200 square metres depending on the type of dwelling proposed.

Minimum frontages are prescribed according to the type of dwelling, and include:

- detached dwelling at 9 metres
- semi-detached dwelling at 7 metres
- group dwelling at 12 metres
- row dwelling at 6 metres
- residential flat building (apartments) at 22 metres.

What are the height controls for development?

The maximum wall height of buildings from natural ground level is 10.5 metres (3 storeys) within the zone, unless otherwise prescribed within the policy areas. Specific areas (Ross Street and Lincoln Avenue) have been identified for lesser building heights of 7 metres (2 storeys) as they have a direct street interface with lower density residential housing.

What are the design controls for development?

As distinct from character areas, the Residential Regeneration Zone envisages an evolving character with new contemporary design responses. Existing contextual design considerations are more confined and relevant to interface areas between zones and in relation to heritage place sites. As the urban form increases in its scale and intensity, design outcomes need to carefully consider the corresponding impacts such as building bulk and mass, transition of built form, overlooking, overshadowing, environmental sustainability and adequate levels of open space.

The desired character statement and provisions for the zone encourage good design outcomes and these zone provisions are well supported by a raft of Council Wide policy that is used to assess any development.

What are the land division controls?

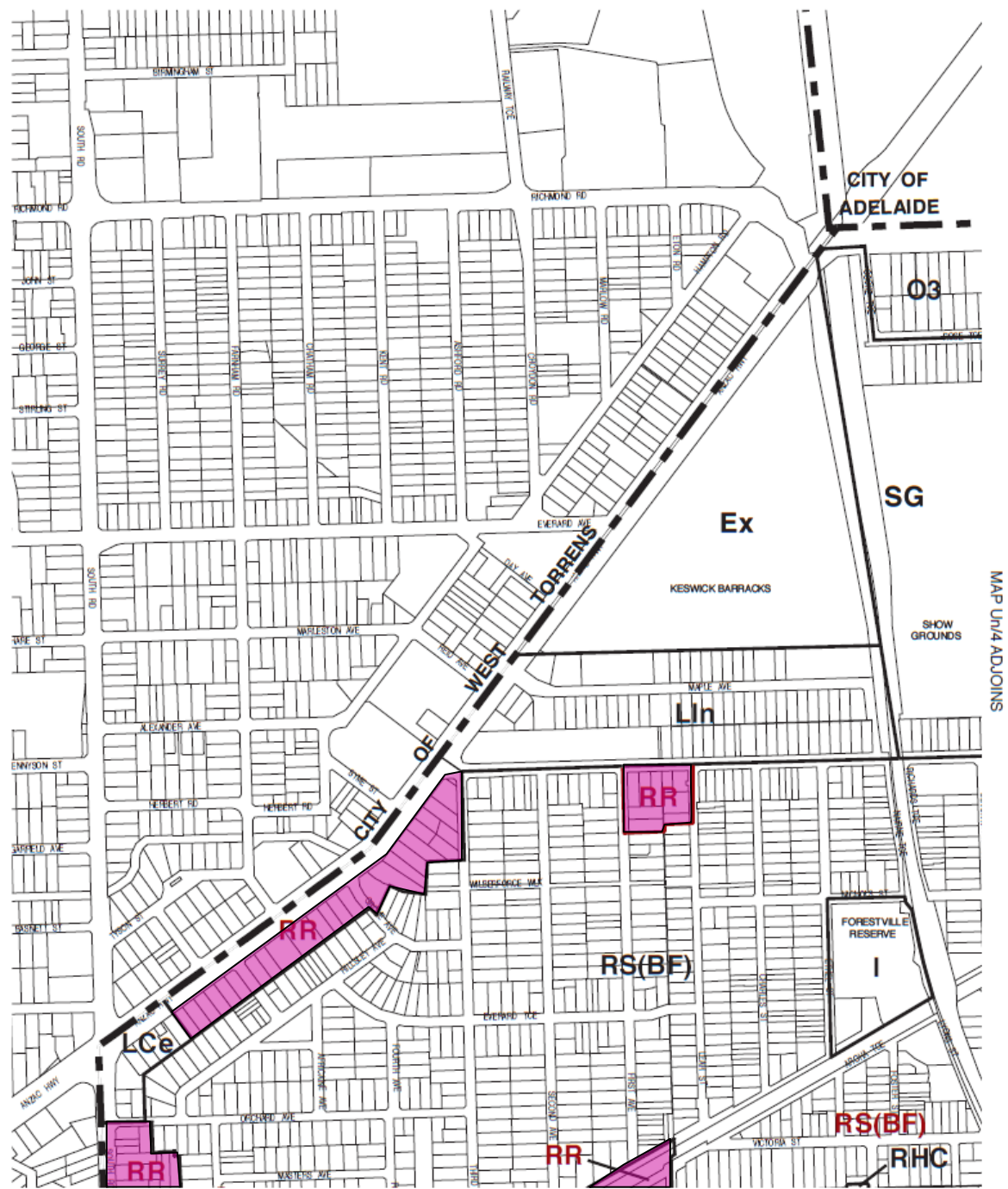
Land division should vary in size and be suitable to facilitate a diversity of housing types, comply with the minimum site areas and frontages, and encourage amalgamation to facilitate larger sites suitable for affordable housing, supported accommodation and medium density living.

What other information is applicable?

The zone also sets out lists of 'complying' and 'non-complying' forms of development. All other forms of development are assessed on their merits in accordance with the Development Plan.

In addition to the more specific provisions within the zone, the progressively broader and relevant Council Wide policy is also applicable to the assessment of any development.

Appendix 1:



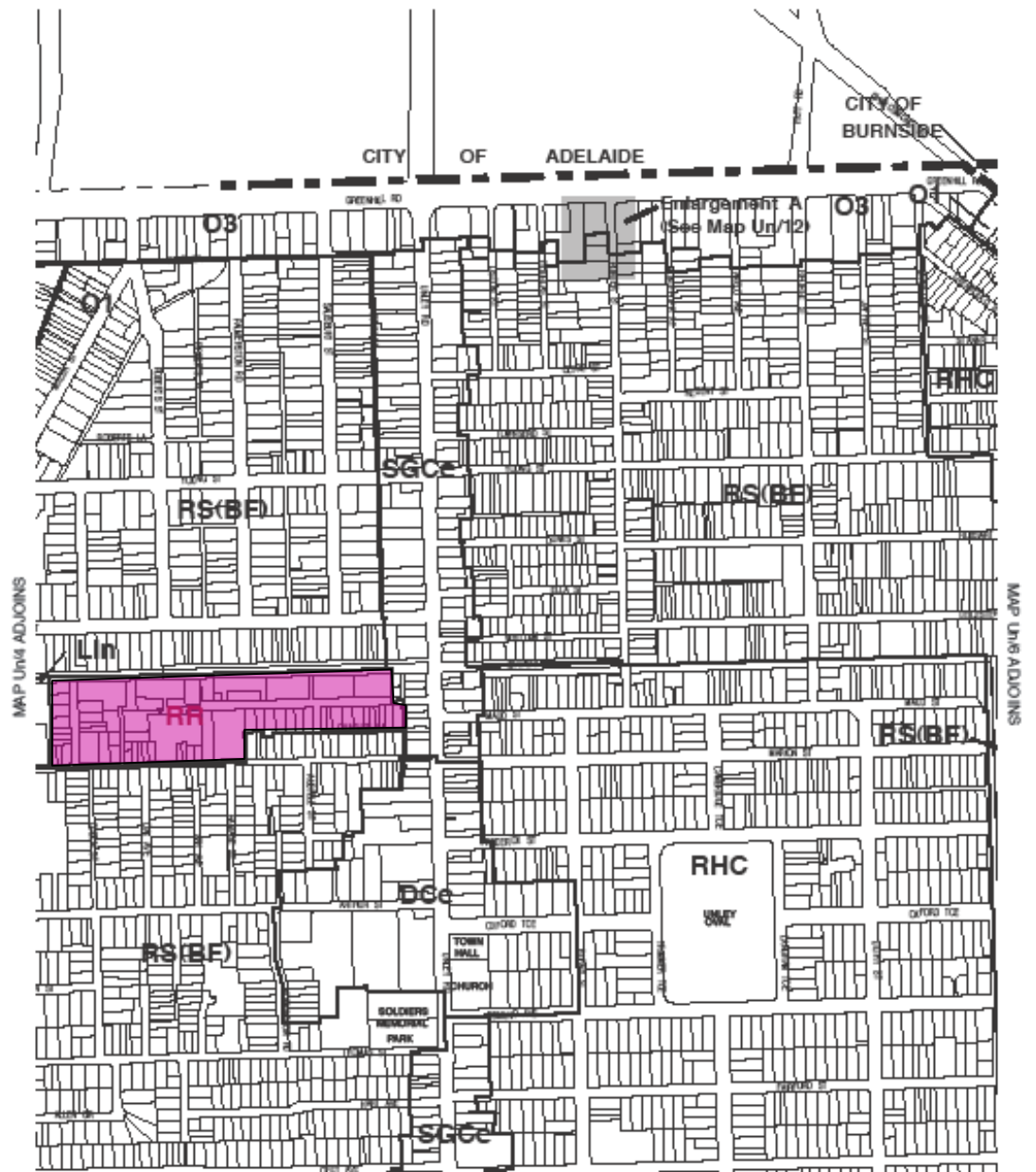
Note: For Policy Areas See Map Un/13

MAP Un/7 ADJOINS

Ex	Excluded Institutional
I	Institutional
LCe	Local Centre
LIn	Light Industry
O3	Office 3
RHC	Residential Historic Conservation
RR	Residential Regeneration
RS(BF)	Residential Streetscape (Built Form)
SG	Showground
—	Zone Boundary
- - -	Development Plan Boundary



UNLEY (CITY)
ZONES
MAP Un/3



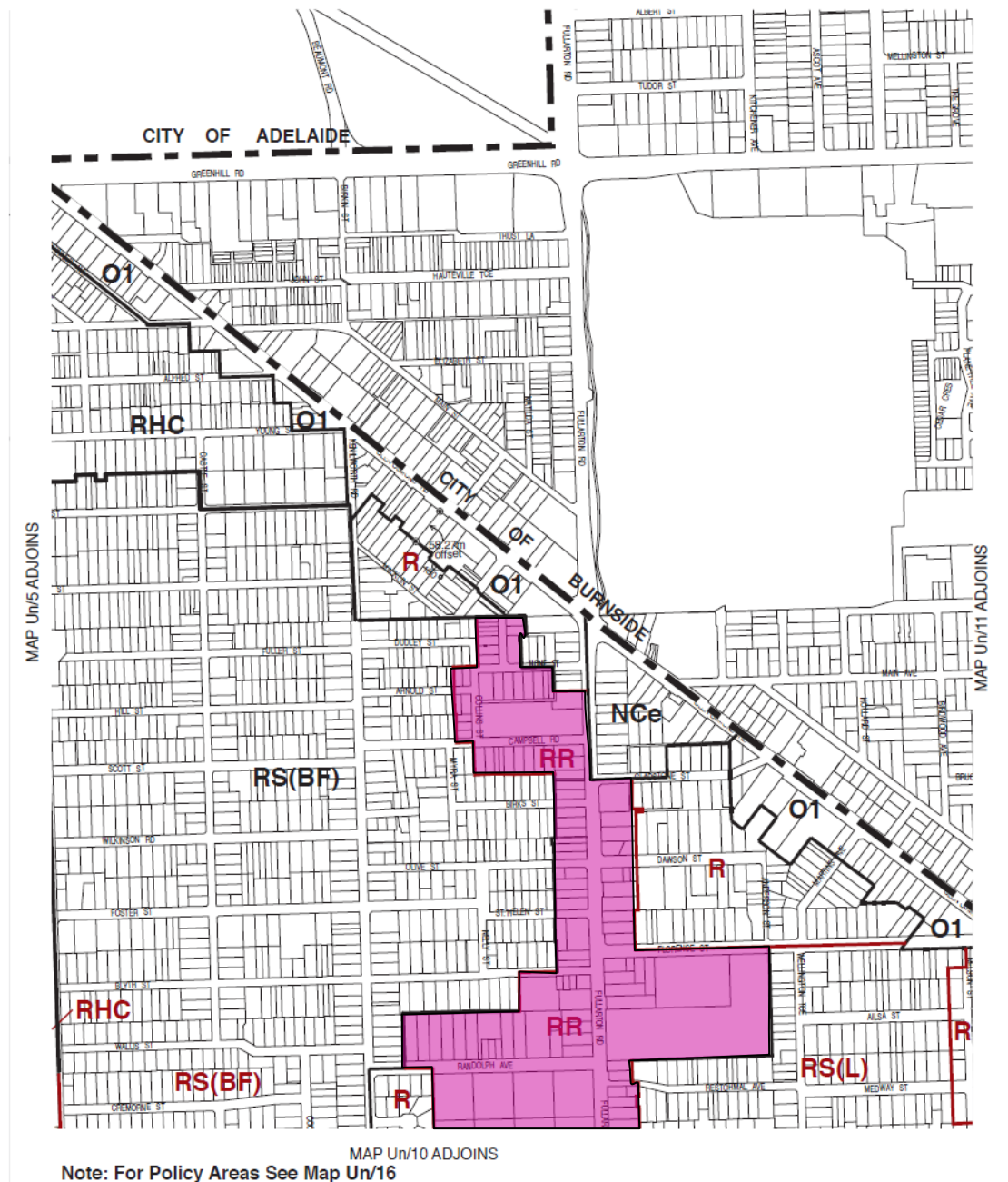
Note: For Policy Areas See Map Un/15

RHC	Residential Historic Conservation
RR	Residential Regeneration
RS(BF)	Residential Streetscape (Built Form)
DCE	District Centre
Lin	Light Industry
O1	Office 1
O3	Office 3
SGCE	Specialty Goods Centre

—	Zone Boundary
— ■ —	Development Plan Boundary



UNLEY (CITY)
ZONES
MAP Un/5

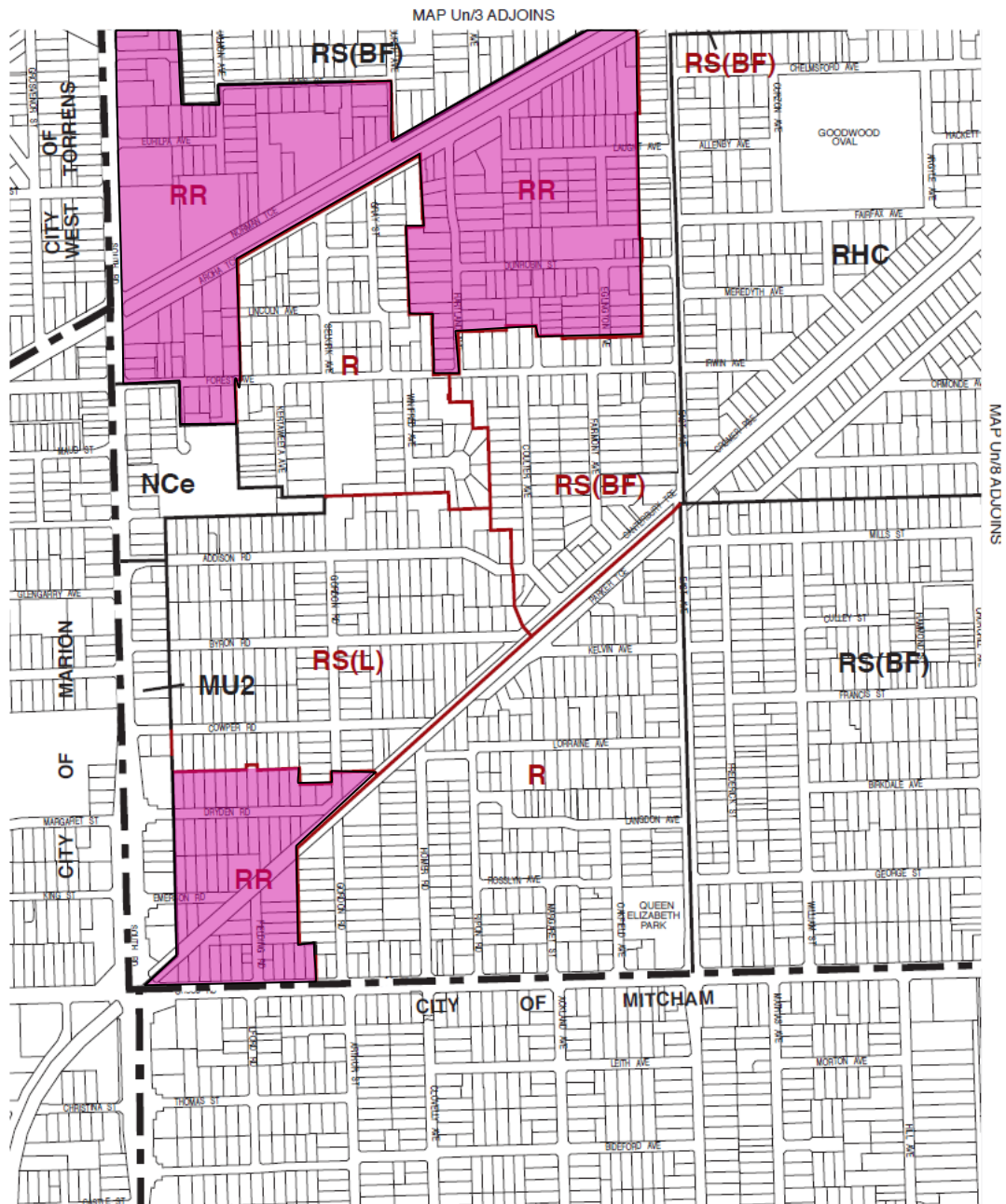


R Residential
RHC Residential Historic Conservation
RR Residential Regeneration
RS(BF) Residential Streetscape (Built Form)
RS(L) Residential Streetscape (Landscape)
NCe Neighbourhood Centre
O1 Office 1

— Zone Boundary
 - - - Development Plan Boundary



UNLEY (CITY)
ZONES
MAP Un/6
 Version A 31/10/13



Note: For Policy Areas See Map Un/17

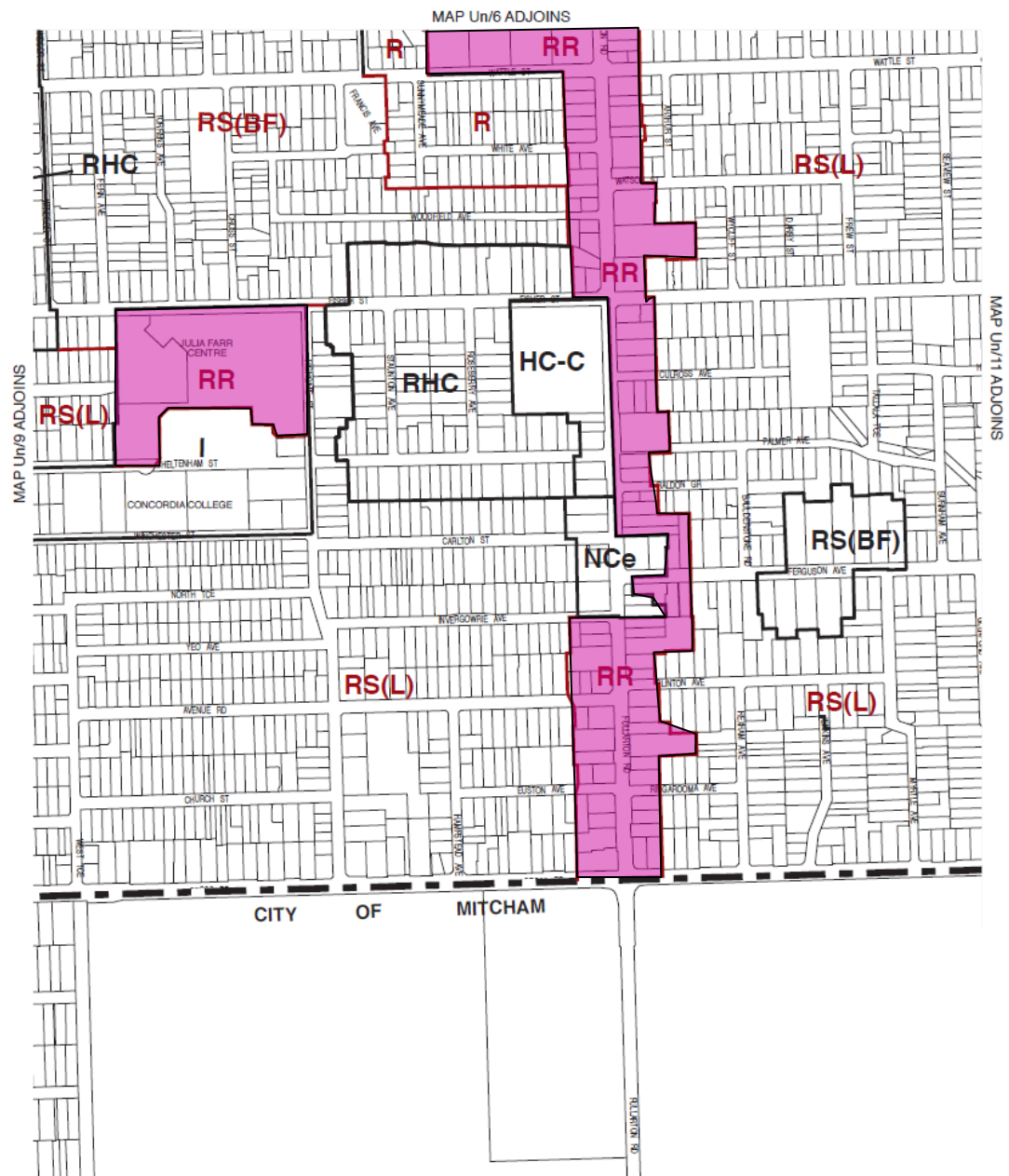
MU2	Mixed Uses 2
NCe	Neighbourhood Centre
R	Residential
RHC	Residential Historic Conservation
RR	Residential Regeneration
RS(BF)	Residential Streetscape (Built Form)
RS(L)	Residential Streetscape (Landscape)

	Zone Boundary
	Development Plan Boundary



UNLEY (CITY) ZONES MAP Un/7

Version A 31/10/13



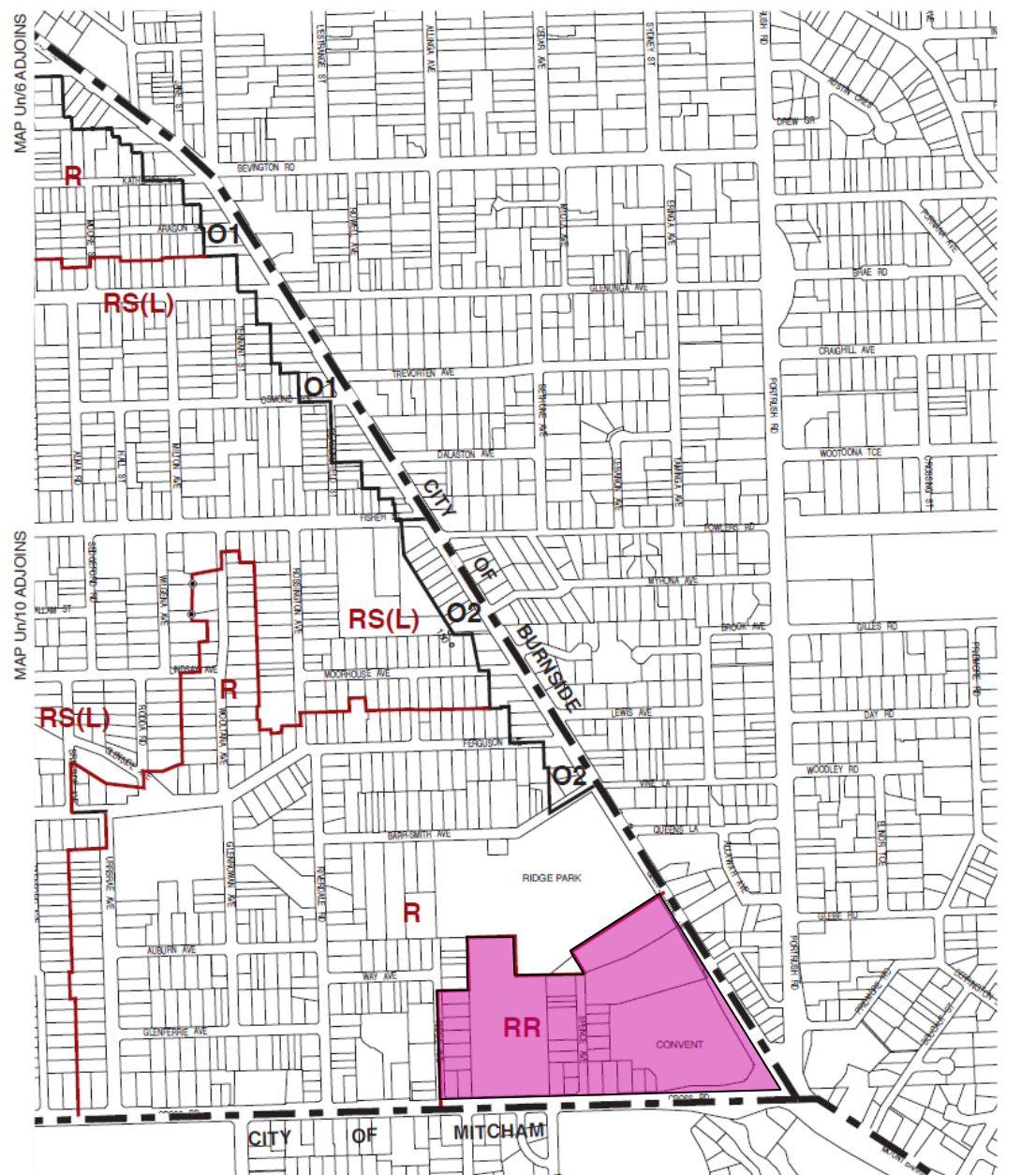
Note: For Policy Areas See Map Un/20

R	Residential
RHC	Residential Historic Conservation
RR	Residential Regeneration
RS(BF)	Residential Streetscape (Built Form)
RS(L)	Residential Streetscape (Landscape)
HC-C	Historic Conservation - Centres
I	Institutional
NCe	Neighbourhood Centre

—	Zone Boundary
- - -	Development Plan Boundary



UNLEY (CITY)
ZONES
MAP Un/10
Version A 31/10/13



Note: For Policy Areas See Map Un/21

O1	Office 1
O2	Office 2
R	Residential
RS(L)	Residential Streetscape (Landscape)
RR	Residential Regeneration

———	Zone Boundary
- - - -	Development Plan Boundary

Scale 1:8000
0 500metres

**UNLEY (CITY)
ZONES
MAP Un/11**
Version A 7/12/13