28 February 2020

State Planning Commission  
Level 5, 50 Flinders Street 
ADELAIDE SA 5000

Via email: DPTI.PlanningReformSubmissions@sa.gov.au

Dear Sir/Madam

Re: Submission on the Phase 3 (Urban Areas) Planning and Design Code Amendment

Eldercare is a leading not-for-profit provider of residential aged care, retirement living and community care services for elderly South Australians.

With asset ownership in the order of $350m throughout South Australia, Eldercare has particular interest in the replacement of Council Development Plans by the new State ‘Planning and Design Code’ (“the Code”) and appreciates the opportunity to provide the Commission feedback on this significant State planning reform.

In particular, we have considered the Phase Three (Urban Areas) Planning and Design Code in the context of Eldercare’s Kirkholme facility located at 7-19 Victoria Street, Goodwood. The existing 84 bed nursing home facility, much of which has been operational on the site for over 60 years, has recently been vacated in preparation for future redevelopment.

In addition, Eldercare has also purchased a residential site to the immediate west (21 Victoria St), which together with the Kirkholme land, results in a consolidated land parcel of over 8,000m$^2$.

This combined site is identified in the following image together with the existing Development Plan Zones and listed heritage places in the locality.
Overview of the Code

Larger Consolidated Site Opportunities
The existing Unley (City) Development Plan, Residential Streetscape (Landscape) Zone applicable to the site includes specific policy references which recognise the unique infill development opportunity that larger, consolidated land parcels can offer.

An extract of this Zone policy is provided below.

*Desired Character*

...Sites greater than 5000 square metres will be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities higher than, but compatible with, adjoining residential development.

Sites for existing or proposed aged care housing, supported accommodation or institutional housing may include minor ancillary non-residential services providing that the development interface is compatible with adjoining residential development.

The above Desired Character text was included within the Unley (City) Development Plan in July 2017 as part of Council’s ‘Village Living and Desirable Neighbourhoods’ Development Plan Amendment (“DPA”) authorised in 2017. This followed a submission by Stuart Moseley of Fyfe, dated May 2014 (appended for reference) which identified concerns with the inflexibility of the
original draft DPA and sought for the Residential Streetscape (Landscape) Zone to incorporate sufficiently flexible policy to enable sites such as Kirkholme to be redeveloped with contemporary and efficient building forms which respect local streetscape considerations while also maximising the potential of the site, in this case for older persons accommodation and supporting services.

The Code proposes that the Kirkholme site be located within the **Suburban Neighbourhood Zone**, a zone primarily for low to very low-density housing.

While we acknowledge that this Zone incorporates supporting policy (PO 15.5) enabling the establishment of services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (essentially replacing the second paragraph of the previously quoted Desired Character statement), the new Zone does not incorporate any policy which enables more flexible infill built form design for supported accommodation on larger sites (i.e. over 5,000m$^2$) such as is currently encouraged by the first paragraph of the previously quoted Desired Character statement.

Furthermore, the Technical and Numeric Variations applicable to the Kirkholme site would appear to limit the development potential of the land to individual allotments not less than 300m$^2$ and buildings with a maximum height of 2 storeys or 9 metres.

Eldercare’s vision for the Kirkholme site includes demolition of the existing buildings (which are at the end of their useful life) and the construction of a high-quality supported accommodation facility in the order of 2 to 3 storeys with undercroft parking. The form of this development is likely to be varied and is still being resolved but would greatly exceed the 300m$^2$ density limitation imposed by the Code.

As outlined in the previous Fyfe submission, Eldercare is cognisant that redevelopment of the site must be undertaken sensitively with new buildings designed and sited to protect the streetscape, local character and amenity of adjoining residents. However, on a site in excess of 8,000m$^2$ and with a well-considered design, such interface and character considerations can be appropriately managed while still facilitating a development of greater scale and density to that envisaged by the proposed Suburban Neighbourhood Zone.

As suggested in the Fyfe submission, the redevelopment could include “flexibility for taller elements to be located within the site, where visibility and impacts to the street can be minimised. By allowing taller elements in appropriate areas, it is possible to deliver open space at ground level and avoid excessive site coverage”. A range of other design measures can be employed to ensure a new infill development appropriately addresses the street, minimises overshadowing, protects privacy and remains respectful of the established character.

We are aware of the inclusion of ‘catalyst site’ policy in other zones where sites greater than 1,500m$^2$ can be developed with medium to high scale residential uses.

A similar but more modest version of this policy approach could be adopted for the Suburban Neighbourhood Zone (or in fact any Neighbourhood Zone) and could be drafted as follows:

**Performance Outcome xx**

*Development on consolidated sites greater than 5,000m$^2$ (including one or more allotment) may be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities and heights greater than, but compatible with, adjoining residential development.*
It would also be appropriate to amend (or remove entirely) the Technical and Numeric Variations applicable to the land identified as 7-21 Victoria Street, Goodwood.

Without these changes, the potential of these larger consolidated sites will be lost.

**Historic Area Overlay**

We note that the site is within the Historic Area Overlay. Eldercare was made aware of this via correspondence from the State Planning Commission (SPC) received by our office on 5th February 2020 (less than four weeks ago).

Notwithstanding, we have attempted within this short time period to understand the implications of this overlay. As far as we can interpret, the provisions contained within the Historic Area Overlay as they relate to 7-21 Victoria Street, Goodwood seek to ensure that all development is consistent with the design, form and context of built form expressed within the associated ‘Residential Compact Forrestville and Fullarton Historic Area Statement Un8’. We have reviewed this Historic Area Statement and note that it dictates the historic built form, architectural features, materials and fencing expected for new development.

Eldercare are concerned that the Historic Area Overlay has been **erroneously imposed** on the site given the intent of the overlay as communicated by the SPC was only to affect land within existing Historic Conservation Zones or similarly named zones.

The ‘Historic Area Statements and Character Area Statements Proposal to Amend Phase 3 (Urban Areas) Planning and Design Code Amendment’ issued by the SPC during the consultation phase states that:

> “In the new planning system, all Historic Conservation Zones (over 140 are currently in development plans) and the plus 11,810 contributory items within these zones will transition into the new Planning and Design Code under a new Historic Area Overlay.”

> “All Character Areas, such as residential character zones in council Development Plans which capture a desired visual appearance that give a community its identity, will continue to be protected in the new planning system under a Character Area Overlay.”

The land at 7-21 Victoria Street, Goodwood is not within a Historic Conservation Zone or a similarly named zone but in the Residential Streetscape (Landscape) Zone. Further the land does not include any Contributory Items.

Based on the intent communicated by the SPC, there are **no grounds on which to apply the Historic Area Overlay on the land** at 7-21 Victoria Street, Goodwood and we respectfully request this overlay is removed from these land parcels.

We note the ‘Character Area Overlay’ has also been applied to the land and we accept this given the site is currently within a Streetscape Zone and this transition is reasonably consistent with consultation on Character Areas (albeit we note there was no Character Area Statement for this site available for viewing at the time of this consultation).
Summary and Requested Code Amendments

In summary we highlight three aspects of critical concern to Eldercare with respect to the Code as it affects the Kirkholme facility (in addition to 21 Victoria Street) being:

- Removal of policy which previously facilitated development at increased densities for dwellings, supported accommodation and institutional housing products on sites greater than 5,000m$^2$;
- Overly onerous Technical and Numerical Variations applicable to the site which further undermine potential to delivery supported accommodation; and
- Imposition of the Historic Area Overlay which will restrict the site’s development potential by virtue of any future redevelopment of the land needing to demonstrate alignment with the Residential Compact Forestville and Fullarton Historic Area Statement Un8.

Accordingly, we request the following Code amendments be made:

1. **Inclusion of the following Performance Outcome (PO) within the Suburban Neighbourhood Zone:**
   
   **Performance Outcome xx**
   Development on consolidated sites greater than 5,000m$^2$ (including one or more allotment) may be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings, supported accommodation or institutional housing facilities at densities and heights greater than, but compatible with, adjoining residential development.

2. **Amend (or remove entirely) the Technical and Numeric Variations applicable to the land identified as 7-21 Victoria Street, Goodwood.**

3. **Removal of the Historic Area Overlay on the land identified as 7-21 Victoria Street, Goodwood.**

These adjustments to the Code would enable Eldercare to confidently progress redevelopment of Kirkholme, enabling the delivery of a high-quality, purpose-built, supported accommodation project with contemporary services and facilities for the residents of Unley.

We thank the State Planning Commission for the opportunity to make this submission in response to the draft Phase Three (Urban Areas) Planning and Design Code.

We would welcome the opportunity to meet with the Commission to discuss and further explain our position in relation to our concerns.

Yours sincerely

Jane Pickering
Chief Executive

Encl. Fyfe correspondence regarding Village Living and Desirable Neighbourhoods’ DPA, dated 22 May 2014
Dear Peter,

CITY OF UNLEY DRAFT VILLAGE LIVING AND DESIRABLE NEIGHBOURHOODS DEVELOPMENT PLAN AMENDMENT (DPA) – ELDERCARE KIRKHOLME, VICTORIA AVENUE, GOODWOOD

We act for Eldercare and submit herewith a request for change to the draft zoning proposed for Eldercare’s Kirkholme facility on Victoria Avenue, Goodwood.

Eldercare is a not-for-profit aged care and housing provider and a longstanding contributor to the community of Unley. Eldercare is committed to the redevelopment of the Kirkholme facility to provide improved housing, care and associated services for older people. The redevelopment will significantly contribute to meeting the needs of Unley’s ageing population.

However, the DPA as currently drafted will significantly constrain Eldercare’s options for the redevelopment of the site as aged persons accommodation and related services.

Specifically, the DPA will require Eldercare to either refurbish the existing building or to replace it with street-facing dwellings. Neither form of development accords with Eldercare’s intentions and neither will maximise the potential of the site to provide contemporary housing and services for older people.

We submit that the restrictive effect of the Draft DPA on future redevelopment options for Kirkholme is contrary to the intent of Council’s 4 Year Plan 2013-2016, the intent of Council’s Unley Ageing Strategy (2011), the intent of the 30-Year Plan for Adelaide (2010) and the stated intent of the Draft DPA itself.

Accordingly, Eldercare asks that the Draft DPA be amended to encourage the replacement of existing aged persons facilities on the Kirkholme site with quality new housing, care and associated services for older people, accommodated in buildings that reflect the existing intensity of development on the site and that exhibit appropriate streetscape design qualities.

1.0 About Eldercare

With a large number of sites spread across urban and rural locations, Eldercare are a leading provider of retirement living, residential aged care and community care for the elderly in South Australia.

As a not-for-profit organisation, Eldercare values ethics and transparency in its work, and creates strong links with the surrounding living and working community, by developing strong volunteering networks and relationships with local GPs, pharmacists, dentists, dieticians and other specialist service providers, as well as primary and high school students.
Eldercare strives to provide best practice care in a home-like atmosphere and divides their activity in two different facility categories that are usually co-located:

- retirement living with independent housing units; and
- residential aged care, with low to high care, 24 hour nursing care and other health and well-being services.

Eldercare are a longstanding citizen of the community of Unley, operating two major facilities in the Council area – The Lodge at Wayville (in relation to which Council has recently approved a significant new addition to the existing aged care building), and Kirkholme at Goodwood.

Eldercare is committed to playing an ongoing role in meeting the needs of the current and future older population of the City of Unley. Eldercare has a positive relationship with Council and is actively pursuing involvement in a range of Council programs and initiatives.

As a leading provider of aged housing, care and associated services, Eldercare is continually reinvesting in its building assets to enhance standards of service provision and meet market growth and changing market demand.

2.0 About Eldercare’s Kirkholme Facility

Eldercare’s Kirkholme property comprises some 7,555m² of land within eight allotments situated in Victoria Street, Goodwood (refer site map at Figure 1 and Certificates of Title attached).

The site currently accommodates a single-storey aged care facility (nursing home) disposed in a number of conjoined buildings dating from the 1970s-1990s. The facility is currently licenced for 84 bed places.

**Figure 1 – Subject Site**
The site enjoys close proximity to transport and services, being 140m, 420m and 360m respectively from bus, rail and tram services and 30m from a Neighbourhood Centre zone (refer locality map at Figure 2). A community bus stop is also located within a 360m distance.

Figure 2 – Amenities Within Walking Distance of the Kirkholme Site

Health specialists (chemist, dentist, hearing clinic, eye specialist, and chiropractor) are found at a maximum of 430m, while a supermarket, newsagent and other small convenience retail are located within an average distance of approximately 250m.

Public green spaces such as the Forestville Reserve and the Orphanage Park are within easy walking distance (345m away and 435m away respectively). The Goodwood Community Centre and Library are located 450m from the Eldercare property, and a cinema is just 150m away.

Built form in the immediate vicinity of the site is characterised by residential uses (detached, semi-detached and multi-unit housing) at scales of one and two storeys (refer Figure 3 below).

Prevailing front setbacks in the locality approximate four metres in Victoria Street, and are typically closer to three metres in neighbouring streets (Devon Street South, Essex Street South and Hampton Street South).

Brownhill Creek runs along the southern boundary of the site, contained within a concrete channel.

3.0 Drivers of Change in the Aged Housing and Care Sector

The buildings on the Kirkholme site are approaching the end of their useful life and will in the near future require replacement. Perhaps more importantly, the buildings no longer reflect the standards required of contemporary aged housing and aged care facilities.
The aged housing and care sector is moving into a new and more competitive phase, where the emphasis will be on providing quality accommodation and services to increasingly discerning consumers.

Older people will be active for longer and want to live independently for as long as they can. A wider range of in-home care and services will be demanded, resulting in more demand for low care facilities offering independent or semi-supported living options.

For those requiring higher levels of care, Commonwealth funding - once allocated to service providers via bed licences - will transition to arrangements where funding will be allocated to consumers, who are then able to “shop around” to find the accommodation and care options that best suit their needs.
This translates to a demand for better accommodation and services, including larger living spaces and common areas, more single rooms and better shared-use facilities (such as reflection rooms, cafes, medical services or private open spaces and gardens).

Consumers are also demanding more choice in accommodation types, including the capacity to move between different forms of accommodation on the same campus. An example is when a resident needs to move from an independent living unit to a nursing home without being forced to move to a different suburb. Another example is when a married couple has different accommodation needs but wish to reside in close proximity.

These drivers of change have seen the emergence of "integrated age-friendly campus" models, offering a range of housing options and ancillary health care and wellness services that seek to be closely connected to the surrounding community and nearby facilities and services (rather than operating as self-contained or "gated" enclaves).

Eldercare views the future redevelopment of its Kirkholme site as a key to the organisation's response to these drivers of change. While masterplanning has yet to be undertaken, Eldercare is committed to redeveloping Kirkholme within the next five to ten years to provide housing, care and services that reflect leading practice.

4.0 Eldercare’s Future Vision for Kirkholme

Redevelopment of the Kirkholme site will require that zoning rules are sufficiently flexible to not just accommodate but to actively encourage the land uses and building forms required to provide contemporary housing, care and associated services for older people (in line with the trends discussed above).

Given that Eldercare has yet to undertake masterplanning for the site, Eldercare's expectation is that the zoning of the land will recognise the nature of the existing land use and built form, and encourage replacement of these structures with contemporary building forms that satisfy streetscape considerations while maximising the potential of the site for providing much-needed community infrastructure for older people.

Put simply: Eldercare is seeking zoning that "keeps the options open" for future redevelopment of the Kirkholme site for the purposes of aged housing and associated services.

In planning terms, this means it is desirable for the following uses to be encouraged by the zoning rules applying to the Kirkholme site:

- **Managed housing options for older people.**
  These options would involve housing options with an on-site management presence. Examples would include a nursing home or retirement village. They could take a variety of planning forms, potentially including row dwelling, semi-detached dwelling, residential flat building or group dwelling.

- **Aged care and health care facilities.**
  On-site facilities could potentially be provided, potentially including day surgery, clinic, day therapy, consulting rooms or community centre. These facilities would be primarily intended for use by residents but could also be available for use by persons not residing on the Kirkholme site itself (consistent with the principles of integrating aged persons’ facilities into local communities). In planning terms, this means that the facilities may be separately identifiable as distinct land uses in their own right.
• **Supporting services and amenities.**

Other on-site facilities could include café, gym, pool, meeting rooms, telecentre or theatre. These would be primarily intended for use by residents but could also be available for use by the surrounding community. Again, in planning terms, this means that the facilities may be separately identifiable as distinct land uses in their own right.

Eldercare recognises the need for the redevelopment of the site to present a sympathetic building scale to the street. Based on existing building scales in the locality (Figure 3), this should be two storey or equivalent, with flexibility for taller elements to be located within the site, where visibility and impacts to the street can be minimised. By allowing taller building elements in appropriate areas, it is possible to deliver open spaces at ground level and avoid excessive site coverage.

Perhaps most importantly, given the superior location of the site, there is an imperative to ensure that site yields are commensurate with the existing and historic pattern of site coverage on the site, and the site’s access to services and amenities.

5.0 Impact of the DPA on Redevelopment of Kirkholme for Aged Persons’ Housing, Care and Associated Services

The DPA proposes to change the zoning of the Kirkholme site (and surrounding area) from the existing **Residential B300 Zone** to the **Residential Streetscape (Built Form) Zone, Policy Area 8 – Compact (Built Form), Precinct 8.6 Forestville (South).**

In general terms, the intent of the DPA is to place a greater focus on streetscape character as the guiding framework for development assessment. More particularly, the DPA seeks to quantify key built form characteristics based on the pattern of development prevailing in the area, with these standards then being applied as guidelines for new development proposals.

While provision is made for the re-use of existing buildings, the DPA strongly calls for any replacement buildings to be in the form of street-facing dwellings and to satisfy height, setback and dwelling density characteristics based on broad-brush GIS analysis of “typical” residential built form relative to existing allotment boundaries.

**Table 1** below compares key features of the existing and proposed zoning as they would impact on a proposal to demolish the existing Kirkholme buildings and replace these with a facility along the lines described in Section 4.0 above.

Table 1 indicates that the Draft DPA will significantly restrict the already limited potential for redevelopment of Eldercare Kirkholme for aged persons housing, care and related amenities.

In particular:

• nursing home, retirement village and rest home development will be implicitly discouraged because it will not comprise "street fronting dwellings";
• demolition and replacement of the Kirkholme buildings for many dwelling-based forms of managed housing options for older people will be discouraged because the DPA reduces the density allowance applying to these forms of development from 300m²/dwelling to 500m²/dwelling;
• the DPA reduces the height allowance for redevelopment from two storeys to one storey (with a second storey possible only in restricted circumstances);
• the existing encouragement for redevelopment at Kirkholme based on it comprising a larger site in an area adjoining tram and train stations will be removed; and
there will be no material improvement to the existing discouragement of aged care, health care and supporting services and amenities on the Kirkholme site.

Table 1 – Effect of Draft DPA on a Future Application to Demolish Existing Buildings and Construct new Housing, Care and Associated Services on the Kirkholme Site

<table>
<thead>
<tr>
<th>Element of Redevelopment</th>
<th>Current Zoning</th>
<th>Proposed DPA Zoning</th>
<th>Effect of DPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managed Housing Options for Older People</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• nursing home</td>
<td>• neither complying nor non-complying</td>
<td>• neither complying nor non-complying</td>
<td>• deterrent to redevelopment</td>
</tr>
<tr>
<td>• retirement village</td>
<td>• impliedly encouraged:</td>
<td>• replacement buildings will not comprise “street-fronting dwellings”</td>
<td></td>
</tr>
<tr>
<td>• rest home</td>
<td>- “wide variety of housing types”</td>
<td>- “street-fronting dwellings”</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- “other forms of infill housing on larger sites”</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- “areas adjoining tram and train stations may be most suitable for redevelopment”</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• neither complying nor non-complying</td>
<td>• encouraged</td>
<td></td>
</tr>
<tr>
<td>• detached dwelling</td>
<td>• encouraged</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• semi-detached dwelling</td>
<td>• neither complying nor non-complying</td>
<td>• encouraged if street fronting</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• encouraged on larger sites and areas adjoining tram and train stations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• row dwelling • group dwelling</td>
<td>• neither complying nor non-complying</td>
<td>• reduced density allowance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• impliedly encouraged on larger sites and areas adjoining tram and train stations</td>
<td>(density reduced from 300m²/dwelling to 500m²/dwelling)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• increased street setback from “compatible with adjoining land uses” to 5m</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>• collective side setback increased to 4m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• multiple dwelling • residential flat building</td>
<td>• neither complying nor non-complying</td>
<td>• contemplated if street fronting or through conversion or adaptation of an existing building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• encouraged on larger sites and areas adjoining tram and train stations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aged care and health care facilities (as distinct land uses)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• outreach programs (community centre)</td>
<td>• non-complying</td>
<td>• non-complying</td>
<td>• marginally reduced deterrent to redevelopment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• discouraged (because not within an existing non-residential building or site)</td>
<td></td>
</tr>
<tr>
<td>• day surgery (hospital)</td>
<td>• non-complying</td>
<td>• non-complying because not:</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- on the same site as an existing use of same type; or</td>
<td></td>
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<td></td>
<td></td>
<td>- in a converted non-residential building</td>
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<tr>
<td>• consulting rooms • office</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supporting services and amenities (as distinct land uses)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• café (shop) • gym • pool</td>
<td>• non-complying</td>
<td>non-complying</td>
<td>• no change</td>
</tr>
<tr>
<td>• meeting rooms • telecentre • theatre</td>
<td>• non-complying</td>
<td>Neither complying nor non-complying</td>
<td>• marginally reduced deterrent to redevelopment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• discouraged (because not within an existing non-residential building or site)</td>
<td></td>
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<tr>
<td>Demolition and replacement of buildings</td>
<td></td>
<td></td>
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<tr>
<td>• contemplated because comprising infill housing:</td>
<td>• discouraged (requires replacement to comprise street-fronting dwellings, not relevant to many forms of aged housing)</td>
<td>• deterrent to redevelopment</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- “on larger sites”</td>
<td>- reduced height allowance (from two storeys to one storey with second level only possible in restricted circumstances)</td>
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</tbody>
</table>
The DPA also establishes new setback guidelines for the locality which would be more extensive than those currently existing on the site and in the locality:

- The DPA calls for collective side setbacks to be of a minimum of 4m. By contrast, the Kirkholme property currently has a collective side setback of 2m to the west and 3m to the east, and the eight properties located directly across Victoria Street from Kirkholme (numbered 8 to 16A) are built with collective side setbacks of 0 to 2m, with one 3m exception;
- The DPA calls for street setbacks to be a minimum of 5m, which is more than much of the existing irregular setback of the Kirkholme buildings (and many other properties on Victoria Street). The existing zoning requires setbacks to be compatible with setbacks of adjoining properties and other properties in the locality, which are predominantly of 3 to 4 meters in the locality.

In summary, it is clear that the Draft DPA will significantly deter the future redevelopment of the Kirkholme site for aged housing, care and associated services.

The draft policies have the effect of requiring either the refurbishment of the existing building, or its replacement with street-fronting dwellings at significantly reduced densities relative to the existing circumstances of the site and locality, and also relative to those allowed under the existing zoning.

6.0 Policy Issues

The restrictive effect of the DPA raises significant policy issues.

Contrary to Council policy

Unley Council’s 4 Year Plan 2013-2016 aims, among other things, to meet the diverse lifestyle needs of the city’s residents and to ensure the City of Unley is a recognised leader in Age-Friendly Cities.

Council’s Unley Ageing Strategy (2011) identifies that 16.4% of Unley’s population is aged over 65, 6.8% is over 80 and 4.1% of the population is over 85. The number of people over 65 years old is anticipated to grow by 58% by 2027.

The Strategy states that the current capacity of Unley in residential care is clearly not enough, and this situation is likely to worsen as the population is projected to age.

It acknowledges the need for more facilities and services to provide for this changing population, and also identifies “smaller and medium density housing” as “opportunities for affordable housing and support lone persons and older age groups”.

The Strategy identifies the need for Council to work with developers to promote the construction of a diverse range of independent living units and retirement villages in the area, and to ensure that the Development Plan addresses the needs of older people.

The DPA as currently presented is directly contrary to these stated intentions because it will significantly constrain opportunities for redevelopment of the Kirkholme facility to provide housing, care and associated services for older people.

Contrary to the stated intent of the DPA

The DPA states that one of its main aims is to respond to population demographics and to diversify housing types, in order to offer more products than the traditional detached housing form and catering for residents’ needs. As the Investigations document states: “over the long term the trend is for a major increase in older residents. Future growth is mainly expected to come from the over 70 age group”.

The population is therefore projected to grow mainly with a senior population. The DPA should logically aim to address this part of the population’s housing needs by facilitating and actively encouraging forms of development that will provide housing and care options for older people, together with associated services.
This is manifestly not the case. To the contrary, the DPA will deter redevelopment of the Kirkholme site to provide improved housing, care and services for older people.

The DPA also states an intention to assist local businesses who serve local residents. It particularly identifies “health care and social assistance [as] the greatest source of employment (16%), with high growth (9%) over the decade”.

Once again, frustrating redevelopment of the Kirkholme site for aged care and associated services is manifestly contrary to this stated intention.

**Contrary to State Government policy**

The 30-Year Plan for Greater Adelaide (2010) identifies the subject site as being within a Potential Regeneration Area (refer **Figure 4**). Such an area encourages mixed uses and mixed-use living as follows:

*Mixed uses include a combination of major land-use types, such as residential, retail, office, commercial, civic and light industrial. [...] Urban regeneration areas are considered to be ideal locations for mixed-use development*.

Eldercare has no aspiration to develop the site for purposes other than housing, care and services for older people, an outcome strongly supported by – and well within the scope of – the area’s designation as a regeneration priority.

**Figure 4 – Subject Site in Context of 30 Year Plan**

The restrictive effect of the Draft DPA in constraining the future redevelopment of the Kirkholme site for aged housing, care and associated services is directly at odds with the intent of the 30 Year Plan and fails to recognise the outstanding locational attributes of the site.
7.0 Requested Change to the DPA

Eldercare asks that the above policy deficiencies be rectified by amending the zoning for the Kirkholme site so that it:

- expressly contemplates the demolition of existing aged housing facilities on large sites and their replacement with new development that provides housing, care and associated services for older people;
- preserves the existing flexibility regarding building height and dwelling density, to reflect the existing built form pattern on the site and the potential to accommodate taller building elements towards the centre of the site; and
- allows aged care and associated services to be assessed on merit where they are on the same site as aged housing (rather than designating these forms of development as “non-complying”).

Attached to this submission is a marked up version of the Draft DPA, which indicates how changes of this nature could be achieved within the Residential Streetscape (Built Form) Zone, Policy Area 8 – Compact, Precinct 8.6 Forestville (South).

8.0 Conclusion

Eldercare is a not-for-profit aged housing provider and a longstanding contributor to the community of Unley. Eldercare is committed to the redevelopment of the Kirkholme facility to provide improved housing, care and associated services for older people. The redevelopment will significantly contribute to meeting the needs of Unley’s ageing population.

However the DPA as currently drafted will significantly constrain Eldercare’s options for the redevelopment of the site as aged persons accommodation and related services.

Specifically, the DPA will require Eldercare to either refurbish the existing building or to replace it with street-facing dwellings. Neither form of development accords with Eldercare’s intentions and neither will maximise the potential of the site to provide contemporary accommodation and services for older people.

We submit that the restrictive effect of the Draft DPA on future redevelopment options for Kirkholme is contrary to the intent of Council’s 4 Year Plan 2013-2016, the intent of Council’s Unley Ageing Strategy (2011), the intent of the 30-Year Plan for Adelaide (2010) and the stated intent of the Draft DPA itself.

Accordingly, Eldercare asks that the Draft DPA be amended to encourage the replacement of existing aged persons facilities on the Kirkholme site with quality new housing, care and associated services for older people, accommodated in buildings that reflect the existing intensity of development on the site and that exhibit appropriate streetscape design qualities.

We ask to be heard on behalf of our client at the public meeting of Council’s Development Strategy and Policy Committee scheduled to commence at 7pm on 16 June 2014.

In the meantime please do not hesitate to contact the undersigned should you have any queries.

Yours sincerely

STUART MOSELEY
PRINCIPAL

Att: Attachment 1 - Certificates of Title
Attachment 2 - Markup of Requested Changes to the DPA

Cc Mr Chris O’Grady, Eldercare
Attachment 1 - Certificates of Title
REGISTER SEARCH OF CERTIFICATE OF TITLE  * VOLUME 5849 FOLIO 27  *

COST : $25.75 (GST exempt )  PARENT TITLE : CT 3286/105
REGION : EMAIL  AUTHORITY : CONVERTED TITLE
AGENT : CHPLP BOX NO : 000  DATE OF ISSUE : 14/06/2001
SEARCHED ON : 14/05/2014 AT : 10:32:35  EDITION : 1
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE
-----------------------------
ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND
---------------------
ALLOTMENT 262 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS
--------
SUBJECT TO A RIGHT OF WAY OVER THE LAND MARKED A (T 263319)
TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED B

SCHEDULE OF ENDORSEMENTS
--------------------------
7181700  APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND
IS USED AS A RETIREMENT VILLAGE

NOTATIONS
--------
DOCUMENTS AFFECTING THIS TITLE
-----------------------------
M  12110174  UNREGISTERED

REGISTRAR-GENERAL'S NOTES
--------------------------
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 3286/105
COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 7181700

END OF TEXT.
REGISTER SEARCH OF CERTIFICATE OF TITLE  * VOLUME 5414 FOLIO 701  *

COST : $25.75 (GST exempt )
PARENT TITLE : CT 4378/437
REGION : EMAIL
AGENT : CHPLP BOX NO : 000
SEARCHED ON : 14/05/2014 AT : 10:32:34
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE
-----------------------------------
ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND
-------------------
ALLOTMENT 263 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS
---------
SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER THE LAND MARKED A
TOGETHER WITH A RIGHT OF WAY OVER THE LAND MARKED B (T 263319)

SCHEDULE OF ENDORSEMENTS
------------------------
7181700 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND
IS USED AS A RETIREMENT VILLAGE

NOTATIONS
---------
DOCUMENTS AFFECTING THIS TITLE
M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES
-------------------------
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4378/437

END OF TEXT.
REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5408 FOLIO 646 *

COST : $25.75 (GST exempt ) PARENT TITLE : CT 4371/894
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : CHPLP BOX NO : 000 DATE OF ISSUE : 02/04/1997
SEARCHED ON : 14/05/2014 AT : 10:32:33 EDITION : 1
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE

ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND

ALLOTMENT 2 DEPOSITED PLAN 29768
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

7181700 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4371/894

END OF TEXT.
REGISTERED PROPRIETOR IN FEE SIMPLE

ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND

ALLOTMENT 260 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

6619234 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES

NIL
REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5278 FOLIO 990 *

COST : $25.75 (GST exempt)  PARENT TITLE : CT 1232/183
REGION : EMAIL  AUTHORITY : CONVERTED TITLE
AGENT : CHPLP BOX NO : 000  DATE OF ISSUE : 13/07/1995
SEARCHED ON : 14/05/2014 AT : 10:32:36  EDITION : 1
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE

ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND

ALLOTMENT 261 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

7181700 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE WITH NEXT DEALINGS LODGE CT 1232/183

END OF TEXT.
REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5278 FOLIO 989 *

COST : $25.75 (GST exempt )
REGION : EMAIL
AGENT : CHLP BOX NO : 000
SEARCHED ON : 14/05/2014 AT : 10:32:38
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE

ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND

ALLOTMENT 259 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

6619234 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

M 12110174 UNREGISTERED

END OF TEXT.
REGISTERED PROPRIETOR IN FEE SIMPLE
-----------------------------------
ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND
-------------------
ALLOTMENT 257 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS
---------
NIL

SCHEDULE OF ENDORSEMENTS
------------------------
6619234 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND IS USED AS A RETIREMENT VILLAGE

NOTATIONS
---------
DOCUMENTS AFFECTING THIS TITLE
M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES
-------------------------
NIL

END OF TEXT.
REGISTER SEARCH OF CERTIFICATE OF TITLE   * VOLUME 5278 FOLIO 987 *

COST : $25.75 (GST exempt ) PARENT TITLE : CT 3179/14
REGION : EMAIL AUTHORITY : CONVERTED TITLE
AGENT : CHLP BOX NO : 000 DATE OF ISSUE : 13/07/1995
SEARCHED ON : 14/05/2014 AT : 10:32:39 EDITION : 1
CLIENT REF 64671-1-1

REGISTERED PROPRIETOR IN FEE SIMPLE

ELDERCARE INC. OF 247 FULLARTON ROAD EASTWOOD SA 5063

DESCRIPTION OF LAND

ALLOTMENT 258 FILED PLAN 9511
IN THE AREA NAMED GOODWOOD
HUNDRED OF ADELAIDE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

6619234 APPLICATION PURSUANT TO RETIREMENT VILLAGES ACT, 1987 THE LAND
IS USED AS A RETIREMENT VILLAGE

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

M 12110174 UNREGISTERED

REGISTRAR-GENERAL'S NOTES

NIL

END OF TEXT.
Attachment 2 - Markup of Requested Changes to the DPA
RESIDENTIAL STREETSCAPE (BUILT FORM) ZONE

Introduction

The objectives and principles of development control that follow apply in the Residential Streetscape Zone shown on Maps Un/3 to 10. They are additional to those expressed for the whole of the Council area.

The Residential Streetscape (Built Form) Zone contains 3 policy areas as shown on Maps Un/12 to Un/19.

OBJECTIVES

Objective 1: Enhancement of the desired character of areas of distinctive and primarily coherent streetscapes by retaining and complementing the siting, form and key elements as expressed in the respective policy areas and precincts.

Objective 2: A residential zone for primarily street-fronting dwellings, together with the use of existing non-residential buildings and sites for small-scale local businesses and community facilities.

Objective 3: Retention and refurbishment of buildings including the sensitive adaptation of large and non-residential buildings as appropriate for supported care or small households.

Objective 4: Replacement of buildings and sites at variance with the desired character to contribute positively to the streetscape.

Streetscape Value

The Residential Streetscape (Built Form) Zone encompasses much of the living area in inner and western Unley, (excluding the business and commercial corridors and those areas of heritage value). The zone is distinguished by those collective features (termed “streetscape attributes”) making up the variable, but coherent streetscape patterns characterising its various policy areas and precincts.

These attributes include the:

(a) rhythm of building sitings and setbacks (front and side) and gaps between buildings; and
(b) allotment and road patterns; and
(c) landscape features within the public road verge and also within dwelling sites forward of the building façade; and
(d) scale, proportions and form of buildings and key elements.

Streetscape Attributes

It is important to create high quality, well designed buildings of individuality and design integrity that nonetheless respect their streetscape context and contribute positively to the desired character in terms of their:

(a) sitting — open style front fences delineate private property but maintain the presence of the dwelling front and its garden setting. Large and grand residences are on large and wide sites with generous front and side setbacks, whilst compact, narrow-fronted cottages are more tightly set on smaller, narrower, sites. Infill dwellings ought to be of proportions appropriate to their sites and maintain the spatial patterns of traditional settlement; and

(b) form — there is a consistent and recognisable pattern of traditional building proportions (wall heights and widths) and overall roof height, volume and forms associated with the various architectural styles. Infill and replacement buildings ought to respect those traditional proportions and building forms; and
key elements – verandahs and pitched roofs, the detailing of facades and the use of traditional materials are important key elements of the desired character. The use of complementary materials, careful composition of facades, avoidance of disruptive elements, and keeping outbuildings, carports and garages as minor elements assist in complementing the desired character.

PRINCIPLES OF DEVELOPMENT CONTROL

General

1 Development should support and enhance the desired character (as expressed for each of the three policy areas, and the respective precincts).

2 Development should comprise:
   (a) alterations and/or additions to an existing dwelling; and
   (b) ancillary domestic-scaled structures and outbuildings; and
   (c) the adaptation of, and extension to, or redevelopment of a building to accommodate and housing, care or associated services for aged and/or disabled persons, or for a multiple dwelling, group dwelling or residential flat building; and
   (d) selected infill of vacant and/or under-utilised land for street-fronting dwelling type(s) appropriate to the policy area; and
   (e) replacement of a building or site detracting from the desired character of a precinct with respectful and carefully designed building(s).

3 Development should retain and enhance the streetscape contribution of a building by:
   (a) retaining, refurbishing, and restoring the building; and
   (b) removing discordant building elements, detailing, materials and finishes, outbuildings and site works; and
   (c) avoiding detrimental impact on the building’s essential built form, characteristic elements, detailing and materials as viewed from the street or any public place (ie only the exposed external walls, roofing and chimneys, verandahs, balconies and associated elements, door and window detailing, and original finishes and materials of the street façade); and
   (d) altering or adding to the building and carrying out works to its site only in a manner which maintains its streetscape attributes and contribution to the desired character, and responds, positively to the streetscape context of its locality in terms of the:
      (i) rhythm of buildings and open spaces (front and side setbacks) of building sites; and
      (ii) building scale and forms (wall heights and proportions, and roof height, volumes and forms); and
      (iii) open fencing and garden character; and
      (iv) recessive or low key nature of vehicle garaging and the associated driveway.

4 Alterations and additions to a building should be located primarily to the rear of the building and not be visible from the street or any public place unless involving the dismantling and replacement of discordant building elements so as to better complement the building’s original siting, form and key features.

5 Adaptation, expansion or redevelopment of a building for a community or non-residential use should be:
   (a) confined to an existing non-residential building or its site, or to an existing older persons’ accommodation building or its site; and
(b) of a form and nature readily able to accommodate such a use; and
(c) of a small scale and low impact, or serving a local community function, and in any event have minimal impact on abutting or nearby residential occupiers.

Replacement Development

6 Demolition of the whole of a building should only be undertaken – where the replacement building(s) makes a comparable or more positive contribution to the desired character than the building to be demolished, or alternatively where the building to be demolished:
(a) is structurally unsafe or so unsound as to be unreasonably economically rehabilitated; or
(b) is so compromised or altered that there is no reasonable prospect of its original character being revealed; or
(c) adds little value to the desired character due to its discordant form and poor streetscape contribution; or
(d) is incongruous with, and makes a poor contribution to the particular character of its streetscape; or
(e) is on the site of existing housing for older people and is to be replaced by a building accommodating housing, care or associated services.

7 Demolition of portion only of a building should only be undertaken where the demolition does not involve the essential built form, characteristic elements, detailing and materials of the front or visible sides of the building where these make a positive contribution to desired character as viewed from the street or any public place.

New Development

8 Development should comprise street-fronting dwellings or buildings that accommodate housing, care or associated services for older people exhibiting streetscape attributes consistent with the desired character. In this respect:
(a) sites should not be amalgamated for the purposes of developing residential flat buildings, group dwellings or non street-fronting dwellings unless involving existing large sites occupied by buildings of discordant character where the consolidated site and its replacement dwellings produce a streetscape setting and built forms complementing the desired character; and
(b) “hammerhead” allotment(s) should not be created, nor should a dwelling be located in a rear yard of an existing street-fronting dwelling site where this would detrimentally impact on the established settlement pattern or impose on the characteristic spacious setting of neighbouring dwelling sites, exceed single storey, or impose excessive building bulk.

9 Development should present a single storey built scale to the streetscape that is consistent with that prevailing in the locality. Generally this will involve single storey frontages, with – Any second storey building elements should be integrated sympathetically into the dwelling design, and being either:
(a) incorporated primarily into the roof or comprise an extension of the primary single storey roof element without imposing excessive roof volume or bulk, or massing intruding on neighbouring spacious conditions, nor increasing the evident wall heights as viewed from the street; or
(b) set well behind the primary street façade of the dwelling so as to be inconspicuous in the streetscape, without being of a bulk or mass that intrudes on neighbouring properties; or
(c) otherwise consistent with the desired character of the streetscape.
Buildings should be of a high quality contemporary design and not replicate historic styles. Buildings should nonetheless suitably reference the contextual conditions of the locality and contribute positively to the desired character, particularly in terms of:

(a) scale and form of buildings relative to their setbacks as well as the overall size of the site; and

(b) characteristic patterns of buildings and spaces (front and side setbacks), and gaps between buildings; and

(c) primarily open front fencing and garden character and the strong presence of buildings fronting the street.

In localities of a distinctive and generally coherent character consistent with the pertinent desired character, building facades should be composed in a more traditional manner adopting key building elements, materials and detailing complementing the characteristic architectural styles.

In localities where the built character and streetscape qualities are incoherent or generally in discord with the desired character, development should redevelop a site by replacing the discordant elements, key features or materials and better support the desired character.

**Boundary Walls**

Building walls on side boundaries should be avoided other than:

(a) a party wall of semi-detached dwellings or row dwellings; or

(b) a single storey building, or outbuilding, which is not under the main dwelling roof and is setback from, and designed such that it is a minor, low and subservient element and not part of, the primary street façade, where:

(i) there is only one side boundary wall, and

(ii) the minimum side setback prescribed under the desired character is met on the other side boundary; and

(iii) the desired gap between buildings, as set out in the desired character, is maintained in the streetscape presentation.

**Carports and Garages**

A carport or garage should form a relatively minor streetscape element and should:

(a) be located to the rear of the dwelling as a freestanding outbuilding; or

(b) where attached to the dwelling be sited alongside the dwelling and behind its primary street façade, and adopt a recessive building presence. In this respect, the carport or garage should:

(i) incorporate lightweight design and materials, or otherwise use materials which complement the associated dwelling; and

(ii) be in the form of a discrete and articulated building element not integrated under the main roof, nor incorporated as part of the front verandah or any other key element of the dwelling design; and

(iii) have a width which is a proportionally minor relative to the dwelling façade and its primary street frontage; and

(iv) not be sited on a side boundary, except for minor scale carports, and only where the desired building setback from the other side boundary is achieved.

Vehicle access should be taken from:

(a) a rear laneway or secondary street, or a common driveway shared between dwellings, wherever possible; or
(b) a driveway from the primary street frontage but only of a single car width for as long as is practicable to minimise the impact on the garden character, and on street trees and the road verge.

**Fencing**

16 Fencing of the primary street frontage and the secondary street on corner sites, forward of the front façade of the dwelling, should complement the desired character, and be compatible with the style of the associated dwelling and its open streetscape presence, and comprise:

(a) on narrow-fronted dwelling sites of up to 16 metres in street frontage - low and essentially open-style fencing up to 1.2 metres in height, including picket, dowel, crimped wire or alternatively low hedging; or

(b) on dwelling sites in excess of 16 metres in street frontage - low and essentially open-style fencing as in (a), but may also include masonry pier and plinth fencing with decorative open sections of up to 1.8 metres in total height.

**Land Division**

17 Land should only be divided:

(a) on a detached dwelling site - where the resultant allotment(s) conform with the minimum street frontage and site area set out in the desired character; or

(b) on a site of other dwelling types - to give separate title to approved dwelling(s) site(s) (including any common land of a community land division) upon which the dwelling construction or conversion has been substantially commenced; or

(c) in those parts of the zone where the prevailing settlement pattern is clearly at variance with the desired character of the respective policy area – where the resultant allotment(s) are consistent with those in the locality, providing the allotment(s) provide for dwellings of street-fronting format and the building settings and proportions which reinforce the desired character.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Table Un/7.

In addition, the following forms of development are designated as complying:

Fencing up to 2.1 metres in height not located on the street frontage or forward of the primary front wall of the building.

**Non-complying Development**

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>Except where associated with a non-residential use</td>
</tr>
<tr>
<td>Advertising Hoarding</td>
<td></td>
</tr>
<tr>
<td>Amusement Machine Centre</td>
<td></td>
</tr>
<tr>
<td>Auction Room</td>
<td></td>
</tr>
<tr>
<td>Bank</td>
<td></td>
</tr>
<tr>
<td>Builders Yard</td>
<td></td>
</tr>
<tr>
<td>Bus Depot</td>
<td></td>
</tr>
<tr>
<td>Bus Station</td>
<td></td>
</tr>
<tr>
<td>Car Wash</td>
<td></td>
</tr>
</tbody>
</table>
Consulting Room

Except where located on the same site and involves the following:
(a) alterations and/or additions to an existing consulting room; or
(b) the conversion of an existing non-residential building to a consulting room; or
(c) medical or care services associated with accommodation for older people.

Crematorium
Electricity Station
Fire Station
Fuel Depot
Hall
Horse Keeping
Hospital
Hotel
Indoor Recreation Centre
Industry
Junk Yard
Motel
Motor Repair Station
Office

Petrol Filling Station
Plant Nursery
Post Office
Public Service Depot
Radio or TV Studio
Refuse Destructor
Road Transport Terminal
Shop

Showground
Stadium
Store
Telecommunications Facility
Timber Yard
Transport Depot
Warehouse
Waste reception, storage, treatment or disposal
Wrecking Yard

Except for alterations and additions to an existing shop or group of shops on the same site or where on the same site as, and associated with, accommodation or care for older people.
Public Notification

Categories of public notification are prescribed in schedule 9 of the Development Regulations 2008.
Residential Streetscape (Built Form) Zone (*relevant part only*)

Policy Area 8 – Compact

Introduction

This policy area contains six precincts located across the northern parts of City of Unley near the Parklands fringe, from Forestville in the west to Parkside in the east.

The desired character and streetscape attributes to be retained and enhanced for each of these precincts is set out below. The table below identified in detail the difference between the six precincts in terms of the predominant:

(a) allotment widths and sizes: and
(b) front and side building setbacks including the collective side setbacks.

Desired Character

The streetscape attributes include the:

(a) low scale building development;
(b) compact road verges and building setbacks to the street;
(c) building forms and detailing of the predominant cottages and villas’ and
(d) varied but coherent rhythm of buildings and spaces along its streets.

Development will:

(a) be of street-fronting dwelling format, primarily detached dwellings, together with semi-detached dwelling, *group dwelling* and row dwelling types. The conversion or adaption of a building for a multiple dwelling or residential flat building may also be appropriate; and
(b) maintain or enhance the streetscape attributes comprising:

(i) *siting* – the regular predominant allotment pattern, including the distinctive narrow-fronted sites associated with the various cottage forms produces an intimate streetscape with a compact building siting and low scale built character with generally low and open style fencing and compact front gardens. Street setbacks are generally of some 6 metres and side setbacks are consistently of 1 metre or greater, other than for narrow, single-fronted and attached cottages producing a regular spacing between neighbouring dwellings of generally 3 to 5 metres (refer table below); and

(ii) *form* – the consistent and recognisable pattern of traditional building proportions including wall heights and widths of facades, and roof height, volumes and shapes associated with the identified architectural styles in (iii) below; and

(iii) *key elements* – the defining design features, including the verandahs and pitched roofs, use of wall and roofing materials-facades of the predominant architectural styles (Victorian and Turn-of-the-Century double-fronted and single-fronted cottages and villas, and complementary Inter-war bungalows as well as attached cottages).
(c) provide for the replacement of existing aged housing or care facilities on larger sites within Precinct 8.6 (Forestville South) with new housing, care and associated services for older people, including at densities and scales reflective of the existing pattern of built form on the site and involving taller building elements towards the centre of the site.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Predominant Allotment Size</th>
<th>Predominant Setbacks</th>
<th>Street setbacks</th>
<th>Minimum side setbacks</th>
<th>Collective side setbacks †</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Width</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.1 Forestville (North)</td>
<td>550m²</td>
<td>15m</td>
<td>6.0m</td>
<td>1.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>8.2 Goodwood and Hyde Park</td>
<td>500m²</td>
<td>15m</td>
<td>6.0m</td>
<td>1.0m</td>
<td>5.0m</td>
</tr>
<tr>
<td>8.3 Parkside (North)</td>
<td>400m²</td>
<td>15m</td>
<td>5.0m</td>
<td>1.0m</td>
<td>3.0m</td>
</tr>
<tr>
<td>8.4 Parkside (South)</td>
<td>500m²</td>
<td>15m</td>
<td>7.0m</td>
<td>1.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>8.5 Unley (West) and Hyde Park</td>
<td>500m²</td>
<td>15m</td>
<td>5.0m</td>
<td>1.0m</td>
<td>4.0m</td>
</tr>
<tr>
<td>8.6 Forestville (South)</td>
<td>500m²</td>
<td>15m</td>
<td>5.0m</td>
<td>1.0m</td>
<td>4.0m</td>
</tr>
</tbody>
</table>

† ie the distance between the main walls of neighbouring dwellings