



Proposed Code Amendment

Mary and Arthur Streets, Unley

Frequently Asked Questions (FAQs)

These FAQs have been prepared to provide some further information on the Mary and Arthur Street Code Amendment. We suggest you read these in conjunction with the Fact Sheet.

What is proposed as part of the Code Amendment?

This Code Amendment proposes to support the redevelopment of land between Mary Street and Arthur Street, Unley for residential development.

What land is proposed to be rezoned?

The proposed Code Amendment relates to land located at 79-85 Mary Street, 58 Arthur Street and 62 Arthur Street, Unley.

What are the benefits of rezoning this land?

The amendment of policies will allow for attractive redevelopment of the land for high quality residential development to meet housing demand in the area.

What will be built on the land?

The Code Amendment only seeks to change the policies around what can be built on the land. Any new buildings on the site still require a development application to be lodged and approved by the relevant planning authority.

A new local park, public road through the site and housing up to three storeys (on the western side) will be developed on the site. These houses will be carefully designed to be sensitive to impacts on neighbours.

Will there be any traffic impacts?

A traffic assessment was undertaken as part of the investigations for the Code Amendment. A copy of this report can be found on the PlanSA Portal by scanning the QR Code. Traffic management will be assessed in detail as part of the development application process.

The traffic assessment suggests:

- › If the existing community activities on the land were re-established there would be higher traffic volumes generated than the proposed residential development.
- › A small increase in today's traffic can be accommodated through the new local road and existing streets.



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What provisions are being made for parking for each planned new residence?

There will be capacity for two garaged car parks for each dwelling. Street facing houses will accommodate parking in the driveway except where access is provided through garages off a laneway. There will be on-street parking on one side of the new local road.

There is no parking proposed to be removed from Mary or Arthur Street.

How will trees be managed?

There are four Regulated Trees on the site, two of which are Significant Trees (which are protected through Regulated and Significant Tree Regulation). There is also one Regulated Tree on nearby land, which means that any development adjacent the tree needs to consider the trees root zone. It is proposed that there will be:

- › Full planting of trees on the side of the new internal road.
- › The pocket park has been situated to retain and protect the two significant trees.
- › New trees will also be planted in the pocket park
- › The Urban Tree Canopy Overlay applies to the site which requires one tree to be planted per allotment.

Who will pay for fencing?

Costs for any new fencing required on the existing boundaries of the affected area will be covered with any works undertaken in the new development post Amendment.

How will you manage overlooking/over shadowing if buildings are up to 3 storeys high?

Issues like overlooking and overshadowing are assessed at the Development Application stage (which comes after the Code Amendment). There are lots of policies in the Planning and Design Code that will require the planning authority (likely to be the City of Unley) to assess how buildings are sited and designed to protect privacy and amenity.

Has a Development Application been submitted to Council?

A demolition application has been lodged for the removal of existing buildings and pavement and been approved. The Development Application was publicly notified.

Given that the buildings can not be rehabilitated, demolition is required notwithstanding the outcome of the proposed Code Amendment.

Demolition will commence in late September for 4 – 6 weeks. Following the demolition of buildings, non-significant trees and vegetation will be removed.

Who will approve the houses built on the site?

The Unley Council Assessment Panel will most likely be the relevant authority to approve development on the site.

If the Code Amendment Policy is approved by the Minister, a separate land division application process will be undertaken. Development Applications will also be lodged for the new houses.

What stage is the project at?

We are seeking community input into the proposed Code Amendment. Formal consultation commenced on 12 September 2022 and closes on 24 October 2022.

Investigations have been undertaken to assess traffic, land contamination and stormwater. These reports can be viewed on the PlanSA Portal by scanning the QR Code.

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When will the Code Amendment process be completed?

The overall Code Amendment process can take between 6 and 12 months.

What happens after public consultation is completed?

The Minister for Planning determines whether the Code Amendment should be approved. In making this decision, the Minister may seek the advice of the independent State Planning Commission.

How can I provide feedback or ask a question?

- › Completing an online survey or submission via the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations
- › By sending us an email: feedback@codeamendments.com.au
Writing to us at:
Arthur and Mary Street
PO Box 4144
NORWOOD SOUTH SA 5067
- › Calling Taylah on 8333 7999 to arrange a meeting

Consultation closes on Monday 24 October 2022

