

Proposed Code Amendment

FACT SHEET

Mary and Arthur Street, Unley

What is proposed?

A change to the Planning and Design Code (the Code) is proposed. The Code sets out the rules that determine how land can be used and what can be built on it.

For instance, if you want to build a house, the Code rules will tell you where (in what zone) you can build your house. The specific guidelines within the zone might tell you how high you can build and how far from the front of your land your house needs to be positioned. Changing the rules (such as the zone) in the Code is called a 'Code Amendment'.

How does a Code Amendment work?

Under our State's planning system, people can apply to the Minister for Planning to re-zone land in which they have an interest (for example, they may own the land).

Who is seeking the Code Amendment?

In this case, the Minister for Planning has agreed to allow a 'Code Amendment' process to be advanced to re-zone land at 79-85 Mary Street, and 58 and 62 Arthur Street, Unley.

The proponent for this Code Amendment is Arthur and Mary Street Pty Ltd.

URPS, an urban planning consultancy has been engaged by the proponent to prepare the proposed Code Amendment and undertake the community and stakeholder consultation.

What is the land currently zoned and used for?

Currently the site is zoned *Established Neighbourhood Zone* which supports a range of housing types and has regard to roadside plantings, footpaths and front yards.

The site consists of one former building at Mary Street (unused) and two homes on the two Arthur Street addresses.

The site is surrounded by a "range of different houses and densities" on all sides with some businesses (eg Australia Post) on the opposite side of Mary Street.

What zoning is proposed?

The Code Amendment proposes to replace the *Established Neighbourhood Zone* with the *Housing Diversity Neighbourhood Zone*.

This proposed zone will support medium density housing to support a range of needs and lifestyles within easy reach of services and facilities.

The Code Amendment includes a range of allied studies that investigate the key issues associated with the rezoning. We are seeking your feedback on these studies and the Code Amendment.

Figure 1: Site Area and Zones



What are the proposed policy changes to the zone?

Zones come with a standard set of policies that provide the guidelines as to how development should occur. Whilst importantly respecting the established pattern of development the proposed policy changes may allow for:

- On the eastern side of the site, building heights of up to two storeys and minimum allotment sizes of 200 square metres (to the north) and 600 square metres (along Arthur Street).
- On the western side of the site, building heights of up to three storeys with a minimum allotment size of 125 square metres.
- Careful management of the interface with existing housing by managing overlooking, overshadowing and size of buildings.
- Landscaped open space designed to retain trees and provide a public space for passive recreation.
- A new landscaped local road to service the site and manage traffic, cyclist and pedestrian movement.
- Careful design along Arthur Street to reflect the existing historical values.

We are seeking your feedback on these changes to understand your level of support to the Code Amendment.

What will be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site - including new housing. Any new buildings at the site would need a development application to be lodged and approved by the relevant Planning Authority (most likely the City of Unley) under a separate, later process.

The development application process looks at how buildings are designed i.e. what the building looks like, how high, how big, and how they relate to buildings around it.

Is there more information available?

Yes, there are a range of detailed reports available on the SA Planning Portal that relate to this Code Amendment. These include:

- Detailed Code Amendment report,
- Transport Analysis,
- Historic Area Assessment,
- Infrastructure and Utilities Assessment.

How can I have my say?

We want to hear your views on the proposed change to the zoning for the land at 79-85 Mary Street, and 58 and 62 Arthur Street, Unley. We also want to hear your views on whether the key issues have been addressed by the studies accompanying the Code Amendment.

You can provide your feedback in the following ways:

- Via our online survey or submission form available through plan.sa.gov.au/en/code_amendments – or scan the QR Code below,
- By email: feedback@codeamendments.com.au
- In writing: addressed to “Mary and Arthur Street Code Amendment – PO BOX 4144, Norwood South SA 5067”.

If you, would like any further information, please contact Taylah on 8333 7999 or

feedback@codeamendments.com.au

Consultation closes on **Monday 24 October 2022.**

Undertaking meaningful and authentic engagement with the local community and stakeholders is an important part of the Code Amendment process. Your feedback will be considered in deciding whether the land will be re-zoned and what guidelines may be introduced to guide development.



This engagement has been designed in accordance with the Community Engagement Charter:

https://plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter

How will I know how my feedback has been used?

A report will summarise all the feedback received during this engagement process. This will be publicly available on the SA Planning Portal:

https://plan.sa.gov.au/have_your_say/code_amendments

We will get in contact with everyone who participates in this engagement and provide them with information on what we heard and what the next steps are.

We are required to evaluate this engagement process to ensure that it is genuine, fit for purpose and transparent. You may be contacted and asked to participate in a survey.



Height:
 Current: 1 storey
 Proposed: 3 Storeys

Site Area:
 Current: 500sqm
 Proposed: 125sqm

Rear Setback:
 No change

Front Setback:
 Current: Average of adjoining
 Proposed: 3m

Frontage
 Current: 15m
 Proposed: 10m

Height:
 Current: 1 storey
 Proposed: 2 Storeys

Site Area:
 Current: 500sqm
 Proposed: 200sqm

Rear Setback:
 No change

Front Setback:
 Current: Average of adjoining
 Proposed: 3m

Frontage
 Current: 15m
 Proposed: 11.5m

Height:
 Current: 1 storey
 Proposed: 3 Storeys

Site Area:
 Current: 500sqm
 Proposed: 125sqm

Rear Setback:
 No change

Front Setback:
 Current: Average of adjoining
 Proposed: 3m

Frontage
 Current: 15m
 Proposed: 4.5m

Height:
 Current: 1 storey
 Proposed: 2 Storeys

Site Area:
 Current: 500sqm
 Proposed: 600sqm

Rear Setback:
 No change

Front Setback:
 Current: Average of adjoining
 Proposed: 3m in the zone, however the historic areas overlay will ensure contextual response.

Frontage
 Current: 15m
 Proposed: 12m