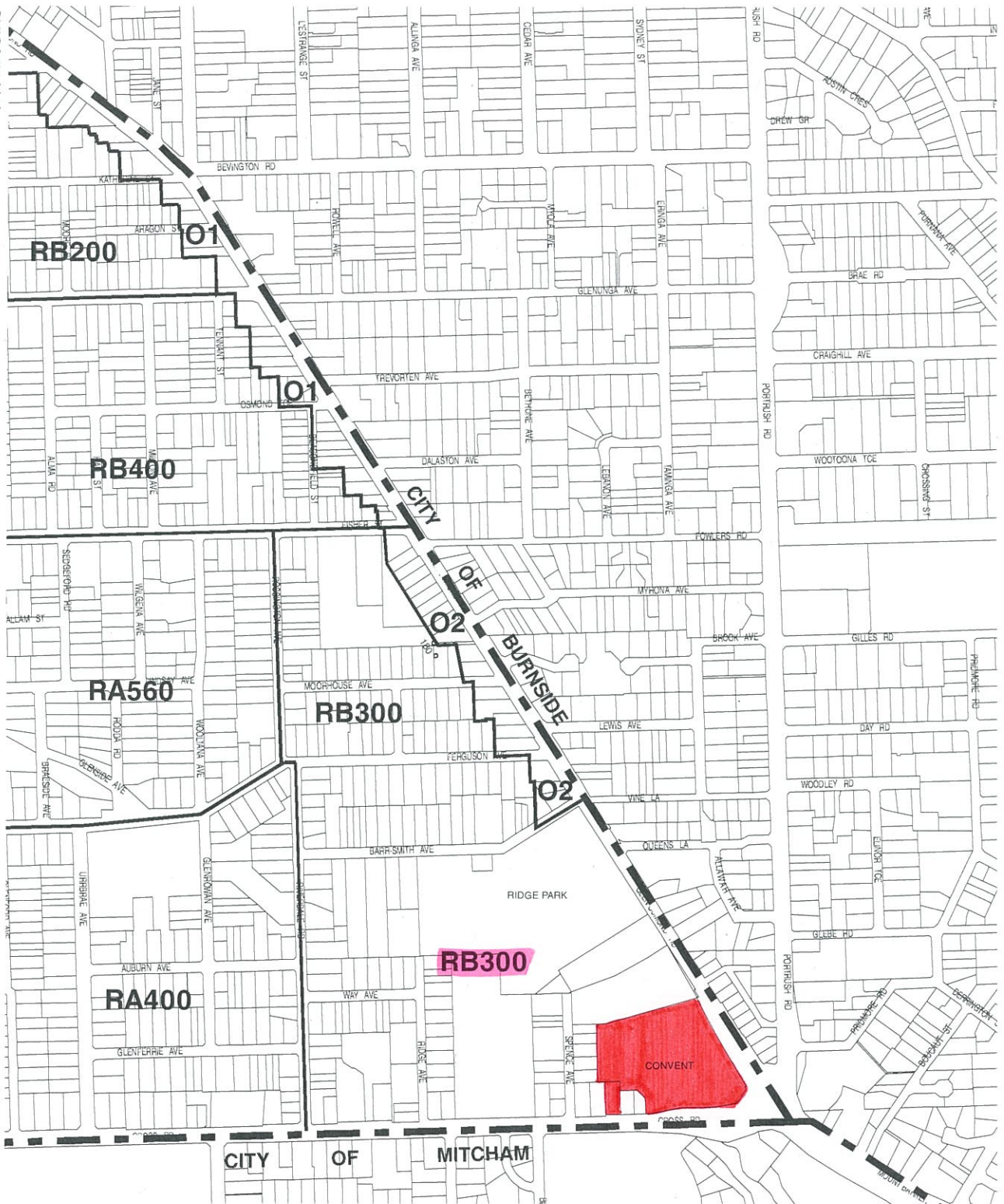


MAP Un/6 ADJOINS

MAP Un/10 ADJOINS



- O1 Office 1
- O2 Office 2
- RA400 Residential A400
- RA560 Residential A560
- RB200 Residential B200
- RB300 Residential B300**
- RB400 Residential B400

- Zone Boundary
- Development Plan Boundary



Scale 1:8000



UNLEY (CITY) ZONES MAP Un/11

Consolidated - 4 December 2008

RESIDENTIAL B300 ZONE

Introduction

The desired character, objectives and principles of development control that follow apply in the Residential B300 Zone shown on [Maps Un/3, 4, 6, 7, 9, 10 and 11](#). They are additional to those expressed for the whole of the council area.

Existing Features

The Residential B300 Zone includes the suburbs of Unley and most parts of Parkside, Wayville, Hyde Park, and Goodwood. It also contains parts of the suburbs of Malvern, Highgate and Kings Park on Cross Road and portion of Myrtle Bank and Fullarton.

Allotments contained within this Zone were created over an extended period from the initial development in Unley in 1845 to some of the more recent initial subdivisions in Myrtle Bank in 1937. Throughout the Zone the grid pattern provides access to a large variety of allotment sizes. The Zone covers much of the early urban area of Unley which began as an agricultural village and became a dormitory village for City workers.

Desired Character

This Zone is intended to continue as an established and attractive housing area offering a variety of dwelling types of not more than two storeys on a range of allotment sizes over much of the Unley area.

All types of single storey and two-storey housing development in this Zone should ensure that the character and levels of amenity of the locality enjoyed by existing residents is substantially maintained.

Housing Types

A wide variety of housing types is evident in the Residential RB300 Zone. Development should reflect the type and appearance of housing in its immediate environs having regard to wall heights, roof forms, use of and style of verandahs, external materials, proportions and areas of windows and front and side boundary set-backs.

It is intended to continue as an established residential area containing a variety of sound, existing dwellings on individual allotments with limited and appropriate infill, mainly in the form of semi-detached dwellings and other forms of infill housing on larger sites or sites containing uses incompatible with living areas or unsound dwellings. Areas adjoining tram and train stations and Cross Road may be most suitable for development.

Streetscape

The balance between trees and planting and built form as dominant elements in the Zone varies from locality to locality. Development should respond to both elements ensuring a high standard of compatible built form as well as tree planting and landscaping which maintains and improves the appearance of the locality.

OBJECTIVE

- Objective 1:** Provision for a range of dwelling types of up to two storeys compatible in form, scale and design with the existing positive elements of the character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be primarily for dwellings of up to two storeys compatible in form, scale and design with existing positive elements of the character of the area.
- 2 Dwellings should have a site area of not less than 300 square metres (averaged for three or more dwellings sharing a common access). In the case of hammerhead allotments or allotments incorporating a right of way or shared access for one or two dwellings, the area of the "handle" or right of way is excluded from individual dwelling site areas.

- 3 Development should be primarily accommodated by infill between existing sound and attractive dwellings or replacement of incompatible land uses and unsatisfactory dwellings.
- 4 Residential development should insulate its occupants from disturbance caused by existing non-residential land uses and traffic.
- 5 Development should provide for attractive front garden landscaping, including the planting of at least one tree per dwelling.

Complying Development

- 6 Those kinds of development listed in [Table Un/5](#), together with the following kinds of development (including combinations thereof, or more than one of a particular kind) are **complying** in the Residential B300 Zone, other than in respect to State or Local Heritage Places identified in [Table Un/3](#), subject to the conditions prescribed in [Table Un/1](#):

The change of use of land, erection of a building, additions or alterations to, earthworks or any other construction for the purposes of:

Addition of not more than single-storey to a Detached, Semi-detached or Row Dwelling
 Carport attached to an Existing Dwelling
 Domestic Outbuilding of not more than single-storey
 Fence
 Garage attached to an Existing Dwelling
 Outdoor Spa Bath
 Recreation Area
 Swimming Pool
 Verandah attached to an Existing Dwelling

Non-complying Development

- 7 All kinds of development are **non-complying** in the Residential B300 Zone other than:
 - (a) complying development whether meeting or not the relevant conditions in [Table Un/1](#); and
 - (b) the following kinds of development (including combinations thereof, or more than one of a particular kind):

Advertisement
 Alteration and/or addition of not more than two storeys to an existing building or structure on its existing site
 Demolition
 Domestic Outbuilding of not more than two storeys
 Dwelling of not more than two storeys
 Dwelling of not more than two storeys incorporating a home office
 Land Division
 Lodging House
 Multiple Dwelling
 Nursing Home
 Public Car Park
 Rest Home
 Retirement Village
 Tree Damaging Activity

Public Notification

- 8 Those kinds of development listed in Part 1 of [Table Un/6](#) are assigned as **Category 1 Development** in the Residential B300 Zone.
- 9 Those kinds of development listed in Part 2 of [Table Un/6](#) are assigned as **Category 2 Development** in the Residential B300 Zone.