

South Australia

# **Development (Unley Development Plan) Variation Regulations 2008**

under the *Development Act 1993*

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## **Part 1—Preliminary**

### **1—Short title**

These regulations may be cited as the *Development (Unley Development Plan) Variation Regulations 2008*.

### **2—Commencement**

These regulations come into operation on the day on which they are made.

### **3—Variation provisions**

In these regulations, a provision under a heading referring to the variation of specified regulations varies the regulations so specified.

## **Part 2—Variation of *Development Regulations 2008***

### **4—Variation of Schedule 3—Acts and activities which are not development**

Schedule 3, clause 4(1)(f)(i)—after subparagraph (D) insert:

- (E) a Streetscape (Built Form) Zone in the area of The Corporation of the City of Unley if the fence is situated between the building line of the main face of a building and the road on to which the building faces;  
or

## **5—Variation of Schedule 5—Requirements as to plans and specifications**

Schedule 5—after clause 2A insert:

### **2B—Additional requirements for City of Unley in certain cases**

- (1) An application for the assessment of development within a Historic (Conservation) Zone or a Streetscape (Built Form) Zone in the area of The Corporation of the City of Unley consisting of or involving—
  - (a) the construction of a new building; or
  - (b) —
    - (i) an addition to an existing building; or
    - (ii) an alteration in the form or appearance of an existing building,

that—

- (iii) affects a facade of the building, or is not more than 5 metres back from a facade of the building; and
  - (iv) is visible from a street frontage,
- must be accompanied by—
- (c) a report describing the prevailing character attributes and design elements within the locality of the site and the extent to which the proposed development is consistent with these attributes and elements with particular reference to the desired characteristics identified in the relevant Development Plan; and
  - (d) drawings demonstrating how the proposed development relates to the buildings on adjoining sites (other than any site to the rear of the site of the proposed development) by providing an elevation and site plan, drawn to a scale of not less than 1:100, that shows the proposed development on the site within the context of the buildings on those adjoining sites and includes information showing:
    - (i) topography (according to existing and proposed ground levels);
    - (ii) the form, scale, height and floor levels of all relevant buildings;
    - (iii) spacing between buildings;
    - (iv) materials and colours of all relevant buildings;
    - (v) driveways (as they will exist after the development);
    - (vi) fences (as they will exist after the development);
    - (vii) landscaping (as it will exist after the development);
    - (viii) visible services and street furniture.

(2) In this clause—

*facade* includes a facade that may not be the principal front of a building.

**Note—**

As required by section 10AA(2) of the *Subordinate Legislation Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

**Made by the Governor**

with the advice and consent of the Executive Council  
on 27 November 2008

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