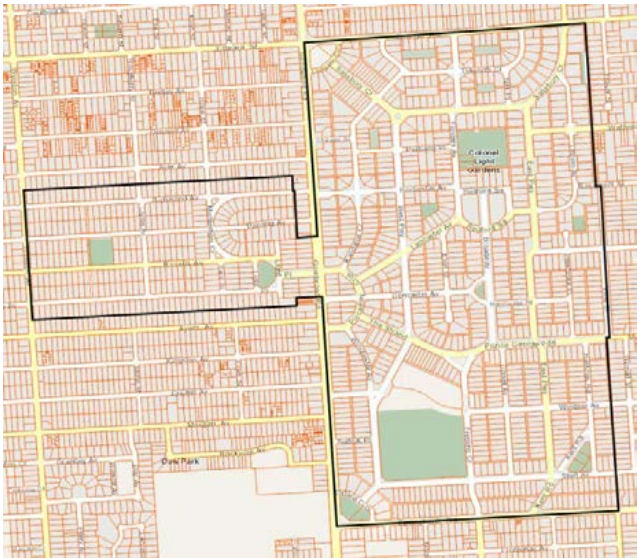




City of Unley	Figure Un/1
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Part 6 - Index of Technical and Numeric Variations

Part 6.1 Minimum Allotment Sizes

Minimum Site Area
Minimum site area for a group dwelling is 250 sqm; residential flat building is 250 sqm
Minimum site area for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm
Minimum site area for a detached dwelling is 1,000 sqm
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm
Minimum site area for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm
Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
Minimum site area for a detached dwelling is 125 sqm; semi-detached dwelling is 125 sqm; row dwelling is 125 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm
Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm
Minimum site area for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm
Minimum site area for a detached dwelling is 1,500 sqm
Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm
Minimum site area for a detached dwelling is 160 sqm; semi-detached dwelling is 160 sqm; row dwelling is 160 sqm; group dwelling is 160 sqm; residential flat building is 160 sqm
Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 180 sqm; row dwelling is 120 sqm; group dwelling is 150 sqm; residential flat building is 80 sqm
Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm
Minimum site area for a detached dwelling is 200 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm
Minimum site area for a detached dwelling is 230 sqm; semi-detached dwelling is 230 sqm; row dwelling is 230 sqm; group dwelling is 230 sqm; residential flat building is 200 sqm
Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 150 sqm; group dwelling is 150 sqm; residential flat building is 150 sqm
Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm
Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 220 sqm; row dwelling is 170 sqm; group dwelling is 200 sqm; residential flat building is 150 sqm
Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 150 sqm; group dwelling is 175 sqm; residential flat building is 175 sqm

[illegible]

[illegible]

Minimum Site Area
Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 450 sqm
Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 550 sqm
Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm
Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm
Minimum site area for a detached dwelling is 800 sqm
Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm
Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
Minimum site area for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm
Minimum site area for a detached dwelling is 900 sqm
Minimum site area is 1,000 sqm
Minimum site area is 1 ha
Minimum site area is 10 ha
Minimum site area is 100 ha
Minimum site area is 1,200 sqm
Minimum site area is 1.2 ha
Minimum site area is 12 ha
Minimum site area is 1,300 sqm
Minimum site area is 1,500 sqm
Minimum site area is 1.5 ha
Minimum site area is 15 ha
Minimum site area is 16 ha
Minimum site area is 1.7 ha
Minimum site area is 1,800 sqm
Minimum site area is 200 sqm
Minimum site area is 2,000 sqm
Minimum site area is 2 ha
Minimum site area is 20 ha
Minimum site area is 200 ha
Minimum site area is 250 sqm
Minimum site area is 2,500 sqm
Minimum site area is 2.5 ha
Minimum site area is 25 ha
Minimum site area is 2,800 sqm
Minimum site area is 300 sqm
Minimum site area is 3,000 sqm
Minimum site area is 3 ha
Minimum site area is 30 ha
Minimum site area is 32 ha
Minimum site area is 33 ha
Minimum site area is 350 sqm
Minimum site area is 400 sqm
Minimum site area is 4,000 sqm
Minimum site area is 4 ha
Minimum site area is 40 ha
Minimum site area is 420 sqm
Minimum site area is 450 sqm
Minimum site area is 500 sqm
Minimum site area is 5,000 sqm
Minimum site area is 5 ha
Minimum site area is 560 sqm
Minimum site area is 600 sqm
Minimum site area is 6 ha
Minimum site area is 60 ha
Minimum site area is 650 sqm
Minimum site area is 700 sqm
Minimum site area is 7,000 sqm
Minimum site area is 7 ha
Minimum site area is 750 sqm
Minimum site area is 7,500 sqm
Minimum site area is 800 sqm
Minimum site area is 8,000 sqm
Minimum site area is 8 ha
Minimum site area is 81 sqm
Minimum site area is 850 sqm
Minimum site area is 900 sqm
Minimum site area is 9,000 sqm
Minimum site area is 900 ha
Minimum site area is 950 sqm
Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 270 sqm; row dwelling is 270 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm

Minimum Site Area
Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 150 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm
Minimum site area for a detached dwelling is 325 sqm; semi-detached dwelling is 325 sqm; row dwelling is 230 sqm; group dwelling is 270 sqm; residential flat building is 270 sqm
Minimum site area for a detached dwelling is 350 sqm
Minimum site area for a detached dwelling is 400 sqm
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm
Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm
Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 425 sqm; group dwelling is 400 sqm
Minimum site area for a detached dwelling is 550 sqm; semi-detached dwelling is 450 sqm; group dwelling is 450 sqm
Minimum site area is 150 sqm
Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Part 6.2 Minimum Allotment Frontage Sizes

[illegible]

[illegible]

Minimum Frontage
Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 16m; residential flat building is 16m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 6m; row dwelling is 7m; group dwelling is 12m; residential flat building is 22m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7m; group dwelling is 22m; residential flat building is 22m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 6m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 5m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 5m; group dwelling is 7m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 9m; residential flat building is 9m
Minimum frontage is 10m
Minimum frontage is 11m
Minimum frontage is 12m
Minimum frontage is 13m
Minimum frontage is 14m
Minimum frontage is 15m
Minimum frontage is 16m
Minimum frontage is 17m
Minimum frontage is 18m
Minimum frontage is 20m
Minimum frontage is 21m
Minimum frontage is 22m
Minimum frontage is 25m
Minimum frontage is 30m
Minimum frontage is 40m
Minimum frontage is 7m
Minimum frontage is 8m
Minimum frontage is 9m
Minimum frontage for a detached dwelling is 10m
Minimum frontage for a detached dwelling is 12.5m
Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 7m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m
Minimum frontage for a detached dwelling is 9m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 12m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; group dwelling is 12m
Minimum frontage is 11.5m
Minimum frontage is 4.5m

Part 6.3 Building Heights (Metres)

Maximum Building Height (Metres)

Maximum Building Height (Metres)
Maximum building height is 4m
Maximum building height is 4.5m
Maximum building height is 5m
Maximum building height is 5.6m
Maximum building height is 5.7m
Maximum building height is 6m
Maximum building height is 6.5m
Maximum building height is 7m
Maximum building height is 8m
Maximum building height is 8.2m
Maximum building height is 8.5m
Maximum building height is 9m
Maximum building height is 10m

Maximum Building Height (Metres)
Maximum building height is 11.5m
Maximum building height is 12m
Maximum building height is 12.5m
Maximum building height is 13.5m
Maximum building height is 14m
Maximum building height is 15m
Maximum building height is 16.5m
Maximum building height is 18m
Maximum building height is 18.5m
Maximum building height is 22m
Maximum building height is 24.5m
Maximum building height is 25.5m
Maximum building height is 28m
Maximum building height is 29m
Maximum building height is 32.5m
Maximum building height is 34m
Maximum building height is 36m
Maximum building height is 43m
Maximum building height is 53m
No prescribed height limit
Maximum building height is 7.5m
Maximum building height is 10.2m
Maximum building height is 10.5m
Maximum building height is 11m
Maximum building height is 20m
Maximum building height is 20.5m
Maximum building height is 28.5m
Maximum building height is 40.5m
Maximum building height is 48m
Maximum building height is 13m
Maximum building height is 17.5m
Maximum building height is 21m
Maximum building height is 15.1m AHD
Maximum building height is 8m restricted to 62m AHD
Maximum building height is 8.3m AHD
Maximum building height is 9m restricted to 53.5m AHD
Maximum building height is 48.5m
Maximum building height is 60.5m
Maximum building height is 73m
Maximum building height is 50m

Part 6.4 Building Heights (Levels)

Minimum Building Height (Levels)

Minimum Building Height (Levels)
Minimum building height is 1 level
Minimum building height is 2 levels
Minimum building height is 3 levels
Minimum building height is 4 levels

Maximum Building Height (Levels)

Maximum Building Height (Levels)
Maximum building height is 1 level
Maximum building height is 2 levels
Maximum building height is 3 levels
Maximum building height is 4 levels
Maximum building height is 5 levels
Maximum building height is 6 levels
Maximum building height is 7 levels
Maximum building height is 8 levels
Maximum building height is 9 levels
Maximum building height is 10 levels
Maximum building height is 12 levels
Maximum building height is 14 levels
Maximum building height is 15 levels
Maximum building height is 20 levels

Part 6.5 Flooding Site and Floor Level

[illegible]

Finished Ground and Floor Levels
Minimum finished floor level is 13.88m AHD
Minimum finished floor level is 15.73m AHD
Minimum finished floor level is 16.19m AHD
Minimum finished floor level is 17.03m AHD
Minimum finished floor level is 17.05m AHD
Minimum finished floor level is 17.07m AHD
Minimum finished floor level is 17.32m AHD
Minimum finished floor level is 17.58m AHD
Minimum finished floor level is 19.13m AHD
Minimum finished floor level is 19.23m AHD
Minimum finished floor level is 19.42m AHD
Minimum finished floor level is 19.47m AHD
Minimum finished floor level is 2.57m AHD
Minimum finished floor level is 2.59m AHD
Minimum finished floor level is 2.68m AHD
Minimum finished floor level is 2.76m AHD
Minimum finished floor level is 2.8m AHD
Minimum finished floor level is 2.88m AHD
Minimum finished floor level is 2.97m AHD
Minimum finished floor level is 3.07m AHD
Minimum finished floor level is 3.16m AHD
Minimum finished floor level is 3.28m AHD
Minimum finished floor level is 3.36m AHD
Minimum finished floor level is 3.42m AHD
Minimum finished floor level is 3.53m AHD
Minimum finished floor level is 3.81m AHD
Minimum finished floor level is 4.02m AHD
Minimum finished floor level is 4.06m AHD
Minimum finished floor level is 4.21m AHD
Minimum finished floor level is 4.26m AHD
Minimum finished floor level is 4.33m AHD
Minimum finished floor level is 4.43m AHD
Minimum finished floor level is 4.48m AHD
Minimum finished floor level is 4.5m AHD
Minimum finished floor level is 4.58m AHD
Minimum finished floor level is 4.71m AHD
Minimum finished floor level is 4.73m AHD
Minimum finished floor level is 4.75m AHD
Minimum finished floor level is 4.8m AHD
Minimum finished floor level is 4.88m AHD
Minimum finished floor level is 5.04m AHD
Minimum finished floor level is 5.12m AHD
Minimum finished floor level is 5.27m AHD
Minimum finished floor level is 5.59m AHD
Minimum finished floor level is 5.62m AHD
Minimum finished floor level is 5.71m AHD
Minimum finished floor level is 5.98m AHD
Minimum finished floor level is 6.06m AHD
Minimum finished floor level is 6.16m AHD
Minimum finished floor level is 6.26m AHD
Minimum finished floor level is 6.4m AHD
Minimum finished floor level is 6.48m AHD
Minimum finished floor level is 6.68m AHD
Minimum finished floor level is 6.73m AHD
Minimum finished floor level is 7.32m AHD
Minimum finished floor level is 7.33m AHD
Minimum finished floor level is 7.36m AHD
Minimum finished floor level is 7.39m AHD
Minimum finished floor level is 7.41m AHD
Minimum finished floor level is 7.46m AHD
Minimum finished floor level is 8.56m AHD
Minimum finished floor level is 8.59m AHD
Minimum finished floor level is 8.71m AHD
Minimum finished floor level is 8.93m AHD
Minimum finished floor level is 9.02m AHD
Minimum finished floor level is 9.51m AHD
Minimum finished floor level is 9.55m AHD
Minimum finished floor level is 9.68m AHD
Minimum finished floor level is 9.77m AHD

Finished Ground and Floor Levels
Minimum finished floor level is 9.85m AHD
Minimum finished floor level is 4.64m AHD

Part 6.6 Interface Heights

Interface Height

Buildings constructed within a building envelope provided by a:

(a) 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of the allotment where abutting a residential use, or where the allotment is separated by a road less than 6.5 metres in width measured from the residential allotment boundary, within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary):

LEGEND

BUILDING ENVELOPE

ALLOTMENT USED FOR RESIDENTIAL PURPOSES WITHIN A NEIGHBOURHOOD-TYPE ZONE

2 STOREY DWELLING

ALLOTMENT BOUNDARY

45° PLANE MEASURED FROM THE BOUNDARY

45°

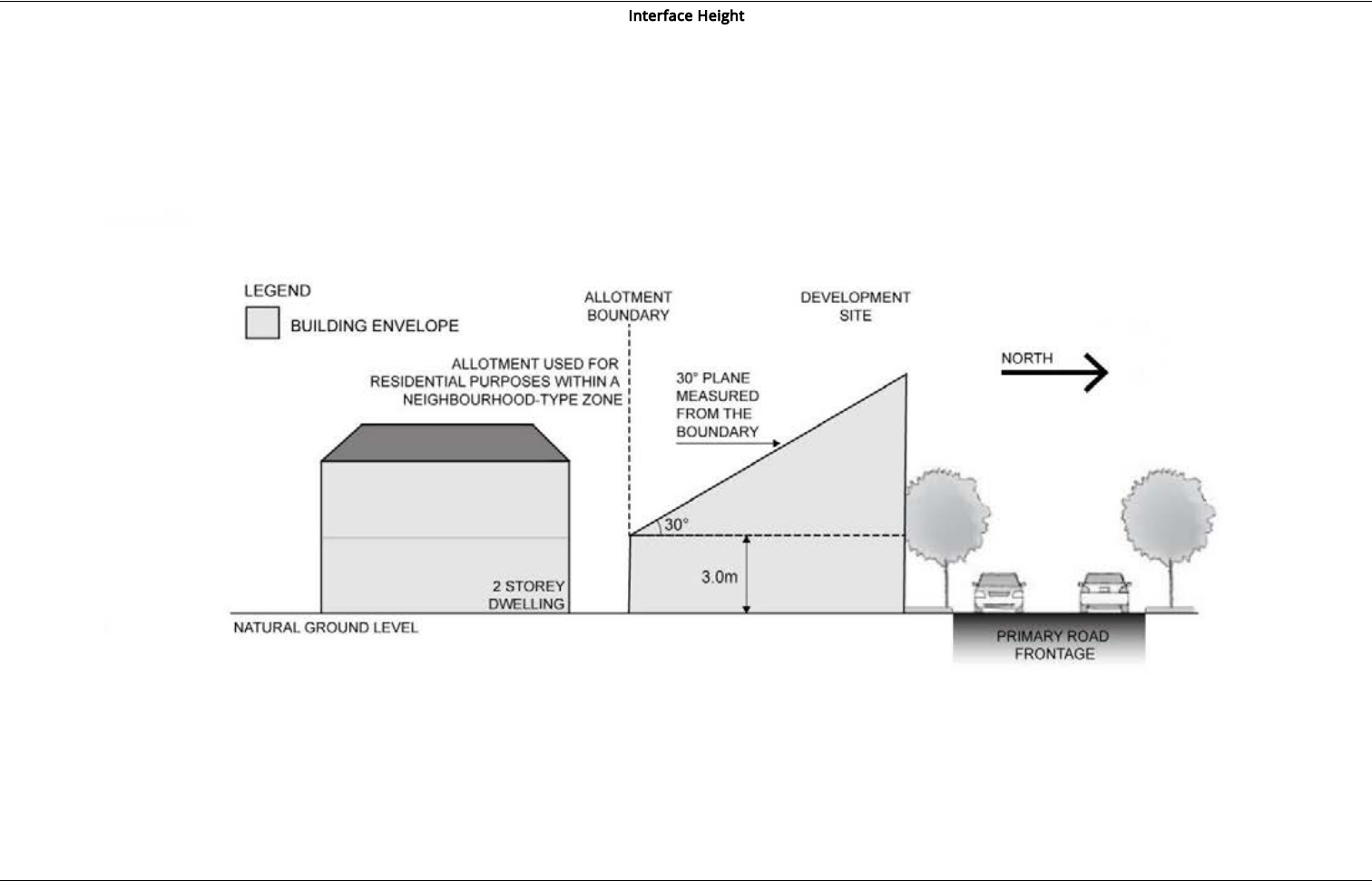
3.0m

DEVELOPMENT SITE

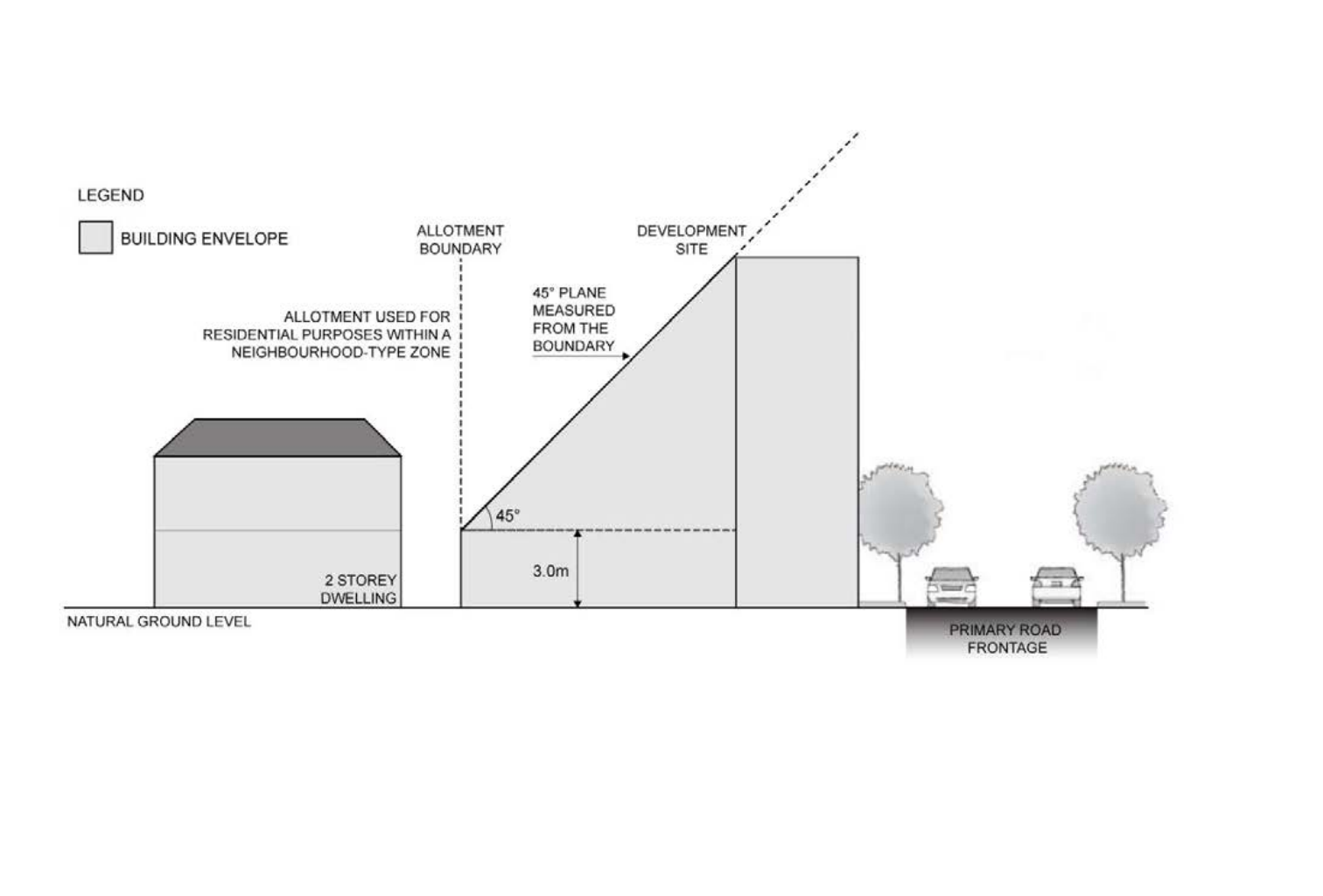
NATURAL GROUND LEVEL

PRIMARY ROAD FRONTAGE

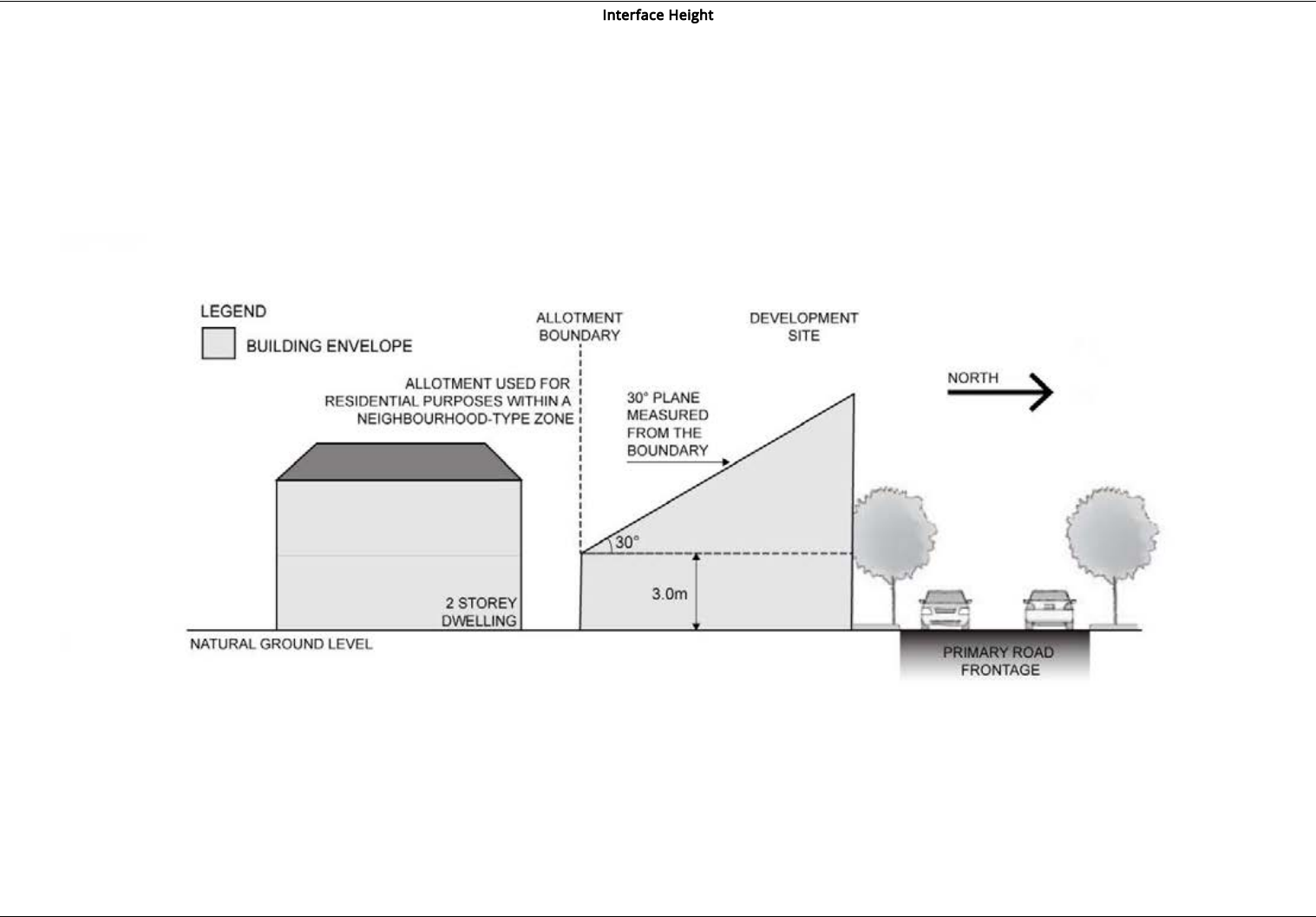
(b) in relation to a southern boundary, 30 degree plane grading north, measured from a height of 3m above natural ground at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):



Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):



Buildings constructed within a building envelope provided by a 30 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a street boundary):



Part 6.7 Primary Street Setback

Minimum Primary Street Setback
Minimum primary street setback is 0m
Minimum primary street setback is 2m
Minimum primary street setback is 3m
Minimum primary street setback is 4m
Minimum primary street setback is 6m
Minimum primary street setback is 8m

Part 6.8 Side Boundary Setback

Minimum Side Boundary Setback
Minimum side boundary setback is 3m
Minimum side boundary setback is 2m
Minimum side boundary setback is 1m
Minimum side boundary setback is 4m
Minimum side boundary setback is 1.5m
Minimum side boundary setback is 1.5m for the first building level; 2m for any second building level or higher
Minimum side boundary setback is 1.5m for the first building level; 3m for any second building level or higher
Minimum side boundary setback is 1.5m for the first building level; 4m for any second building level or higher
Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher
Minimum side boundary setback is 1m for the first building level; 2.5m for any second building level or higher
Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher
Minimum side boundary setback is 2m for the first building level; 4m for any second building level or higher
Minimum side boundary setback is 3m for the first building level; 4m for any second building level or higher
Minimum side boundary setback is 4m for the first building level; 8m for any second building level or higher

Part 6.9 Site Coverage

Site Coverage
Maximum site coverage is 50 per cent
Maximum site coverage is 70 per cent

