

His Worship the Mayor
Councillors
CITY OF MARION



**NOTICE OF
SPECIAL GENERAL COUNCIL MEETING**

Notice is hereby given pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

Tuesday 15 August 2017

Commencing at 8.00 p.m.

In the Council Chamber

Council Administration Centre

245 Sturt Road, Sturt

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration building on Sturt Road, Sturt.

A handwritten signature in black ink, appearing to read "Adrian Skull", is written over a faint circular stamp.

Adrian Skull
CHIEF EXECUTIVE OFFICER

15 August 2017

**CITY OF MARION
SPECIAL GENERAL COUNCIL AGENDA
FOR MEETING TO BE HELD ON
TUESDAY 15 AUGUST 2017
COMMENCING AT 8.00 PM**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3. DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

4. ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

5. CORPORATE REPORTS FOR DECISION

Housing Diversity Development Plan Amendment (DPA)
SGC150817R013

6. MEETING CLOSURE

Council shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

**CITY OF MARION
GENERAL COUNCIL MEETING
15 AUGUST 2017**

Originating Officer: Rhiannon Hardy, Policy Planner

Corporate Manager: Jason Cattonar, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment

Report Reference: SGC150817R01

REPORT OBJECTIVE & EXECUTIVE SUMMARY

At its meeting on 25th July 2017, Council considered a report on the Housing diversity Development Amendment Plan (GC250717R04). At this meeting, Council resolved:

1. That Council Supports the retention of the Residential Character Policy Area 17 in “Oaklands Estate”, but with reduced site areas as outlined in the draft policy in Appendix 1.
2. Does not support a High Street Policy Area along Finnis Street in the Marion Historic Village
3. Council adopts the zoning prescribed in the “Map 3.13 All”, as attached as Appendix 1 to the minutes, as the basis for the housing diversity DPA.

Council since this meeting has sought further information in regards to Policy area 13. If Council wants to consider a different outcome than what has previously been resolved in the above third resolution, a rescission motion will be required.

Pursuant to regulation 12 (3) of the *Local Government (Procedures at Meetings) Regulations 2013*, ‘a motion the effect of which, if carried, would be to remove or amend a resolution passed since the last general election of the Council must be brought by written notice of motion.’

If Council determines to progress with a rescission motion, it may be brought to Council at the 22nd August 2017 General Council meeting via Regulation 21 of the *Local Government (Procedures at Meetings) Regulations 2013*, which permits the CEO to submit a report recommending revocation or amendment of a Council decision.

This report seeks to provide information regarding the current status, anticipated timeframes and cost associated with the Housing Diversity Development Plan Amendment (DPA), including options for public consultation. The report also analyses the strengths and weaknesses of expanding the proposed Marion Plains Policy Area 13 to replace parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16.

RECOMMENDATIONS**DUE DATES****That Council:**

1. Confirms its support of the resolution passed on the 25 July 2017 Council meeting in regards to Marion Plains Policy Area 13 within the Housing Diversity Development Plan Amendment. 15 August 2017

OR

1. Requires Administration to bring a report to Council at the 22 August 2017 General Council meeting to rescind the motion passed on the 25 July 2017 regarding Marion Plains Policy Area 13 within the Housing Diversity Development Plan Amendment. 15 August 2017

BACKGROUND**Timelines**

The State Government is transitioning to a new planning system, under which, Development Plan Amendments (DPAs) will no longer exist in their current format. Under the new system, Council Development Plans will be replaced by the Planning and Design Code.

Administration received approval from the Minister on 4 August 2017 for Council's Housing Diversity DPA Statement of Intent (SOI) (**Appendix 1**). In that correspondence, the Minister also advised that "... if the DPA is not submitted by 1 December 2017, the Department may seek to use the Code [Planning and Design Code] to resolve the outcomes being sought through the DPA."

A standard Council DPA generally takes a minimum of 12 months from SOI approval to submission to the Minister. In this case, the timeframe is 4 months.

Administration have sought ways to condense the process to meet the Minister's December Deadline and allocate additional resourcing.

The below table provides an overview of the DPA process in a condensed format and highlighting the anticipated completion dates in the right hand column.

<i>Steps</i>	<i>Responsibility</i>	Agreed Timeframe from Minister's Approval of SOI	Anticipated dates
Development Plan Amendment (DPA)			
Step 1: Investigations conducted; DPA prepared	Council	4 weeks (<i>usually 16 weeks</i>) from SOI agreement – DPA commences consultation	August – Mid September 2017
Step 2: Public and agency consultation undertaken	<i>Council</i>	8 weeks	<i>Mid-September – mid-November 2017 (inclusive)</i>

<i>Steps</i>	<i>Responsibility</i>	Agreed Timeframe from Minister's Approval of SOI	Anticipated dates
Summary of Consultation and Proposed Amendment (SCPA)			
Step 3: Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with Department	<i>Council</i>	12 weeks <i>Public consultation closes – SCPA lodged with the Department</i> <i>*Note time frames for this period are dependent on the nature of community & agency feedback</i>	Public meeting held November 2017 *SCPA lodged – mid December – January 2018
Step 4: SCPA assessed and report on DPA prepared for Minister	<i>Department</i>	7 weeks	January – February 2018
Step 5: Minister considers report on DPA and makes decision	<i>Minister</i>	4 weeks	March 2018
Step 6: Approved amendment gazetted	<i>Department</i>	2 weeks	April 2018

In order to achieve the Minister's deadline, Council has sought to expedite Step 1 - the detailed investigations and preparation of the draft DPA policies - by scheduling only 4 weeks instead of the recommended 16 weeks.

It is anticipated and recommended that Step 3 (which involves the holding of a public meeting, summarising submissions, undertaking necessary amendments and preparation of the SCPA for submission with DPTI) is afforded the full 12 weeks to ensure thoroughness and accuracy as well as accounting for community interaction and feedback. Time savings may be possible where community and agency feedback does not require additional investigation and analysis.

The public and agency consultation period of 8 weeks is a legislative requirement of the *Development Act 1993* and cannot be reduced.

As demonstrated in the above table, by allocating the minimum practical timeframes, there are risks that the DPA may be ready for submission to the Minister in mid- December to mid-January 2018; after the 1 December 2017 deadline. This assumes that no significant issues arise through public consultation, which could further extend the timeframe.

There is a risk that the DPA would not be progressed if submitted after the Minister's due date.

The financial cost of the DPA to Council is expected to range between \$75,000 and \$90,000. This does not include the costs associated with staff resourcing which primarily includes two (2) FTE Policy Planners.

Public consultation and anticipated costs

In an ordinary DPA cycle where timeframes are not impacted by the introduction of the State Government's Planning Reforms (which include the introduction of the Planning Design Code), there would be an opportunity to work collaboratively with DPTI staff to refine the DPA, both before and following public consultation. However, such collaborative opportunities are difficult to coordinate with the condensed timeframe offered by the Minister with respect to the Housing Diversity DPA.

In June 2017, DPTI staff advised that, in order to expedite the DPA, Process B2 should be followed, which involves proceeding to notification without consultation approval from the Minister. As such, there is a greater demand placed on Council to ensure that, before proceeding to public consultation, the policies included in the DPA are consistent with *the 30 Year Plan for Greater Adelaide*, the *South Australian Planning Policy Library*, and other relevant policy within the Council's Development Plan.

The following bodies of work should be completed before the DPA proceeds to consultation:

Work	Producer	Anticipated timeframe	Cost
DPA document for consultation, containing all investigations to support the policy recommendations and demographic analysis based on 2016 Census data	External consultant with experience in Council and Ministerial DPAs	4 weeks	\$19,200
Maps from the Development Plan updated to reflect the proposed new zoning	External consultant in conjunction with Council Planning staff	2 weeks	\$1700
Stormwater mapping prepared and translated into Development Plan maps	DPTI staff in conjunction with Council GIS and Policy Departments	4 weeks	Council staff time
Yield Analysis	Council Planning Policy staff in conjunction with DPTI	4 weeks	Council staff (x2) time
Analysis of implications on Council infrastructure (State/Agency infrastructure will be analysed during consultation)	Council Planning Policy staff in conjunction with Council staff from Engineering/Infrastructure	4 weeks	Council staff (x2) time
Consultation strategy prepared (brochure/postcard posted to every property, website in Making Marion, FAQ on website, survey questions, community forums held during consultation, advertisement for the Messenger and Advertiser newspapers, article for City Limits/Messenger)	Council staff from Planning, ICT and Communication Departments Printing company (TBC) The Messenger/Advertiser	6 weeks	Approximately \$50,000 postage (\$1 x approx. 50,000 properties) + \$2000 printing + \$1600 Messenger/Advertiser adverts + staff time
3D modelling to show vision for the city – raised by Urban Planning Committee 1/8/17	External company TBC	2 weeks	\$10,000
Interactive map for website to show policy changes	External company in liaison with Council's GIS Department	1 week	\$3,200
Total:		16 weeks from SOI approval <i>(Aiming for 6 weeks, assuming all processes can run concurrently)</i>	\$87,700 + staff time

It is noted that a standard consultation strategy for a Council DPA involves:

Mandatory:

- Placing a notice in the Government Gazette
- Placing an advertisement in the local Messenger newspaper
- Placing an advertisement in the Advertiser newspaper
- Holding a series of community information sessions (at least 1)

Not mandatory

- Posting a letter to every affected resident (which in this case, would comprise the majority of the Council area)
- Establishing an interactive webpage to detail the changes and invite comment (including video, interactive mapping, 3D modelling, etc.)

Council should be aware of the associated costs in proceeding to public notification, particularly given the risk that the DPA may not be completed within the anticipated timeframe.

If Council proceeds with consultation, consideration should be given to the scope of the public consultation undertaken to communicate effectively with affected residents/stakeholders.

Medium Density and Regeneration Policy Areas 12 and 16

Council’s resolution on 25 July 2017 (GC250717R04) resolved to remove the Medium Density Policy Area 12 and Regeneration Policy Area 16 (except select areas in Oaklands Park and Mitchell Park), to be replaced with the proposed Marion Plains Policy Area 13.

Following that resolution, some Elected Members have requested further information be provided on this issue.

The maps in **Appendices 3-5** illustrate 3 different scenarios with respect to Policy Areas 12 and 16:

- Option 1.** The zoning endorsed by Council on 25 July 2017
- Option 2.** The zoning recommended by the Urban Planning Committee throughout various meetings over the past 12 months
- Option 3.** The zoning recommended by the Administration.

Administration’s analysis of all parts of Policy Areas 12 and 16 are contained in **Appendix 6**.

The following pros and cons are observed for each scenario:

	Strengths	Weaknesses
Option 1. As endorsed by Elected Members on 25/7/17	<ul style="list-style-type: none"> • Further decrease impacts associated with medium density infill development across a large proportion of the northern council area. • Responds to concern regarding increased density held by some sectors in the community 	<ul style="list-style-type: none"> • The potential for medium density development throughout the northern part of the Council area will be restricted, decreasing housing diversity. • Unlikely to be supported by DPTI given that medium density housing options will be significantly reduced (potential increased yield in Corridor Zones is not considered in DPTI yield analysis). • Likely decline in property values could

	Strengths	Weaknesses
		<p>create community/developer concern.</p> <ul style="list-style-type: none"> • Potential to delay the DPA's progress. • Regeneration Areas in Morphettsville/Park Home to be deleted may be developed under the ROSAS program by the Coordinator General, so the amended policy may have limited impact. • Lack of transition between proposed high density corridor zones and low density Marion Plains Policy Area 13.
Option 2. As per UPC recommendations	<ul style="list-style-type: none"> • Retains Medium Density in Seacombe Gardens/Dover Gardens/Sturt in areas that already have a medium density character and are in proximity to the Regional Centre Zone. • Decreases impacts associated with medium density infill development in the selected localities. • Responds to concern regarding increased density held by some sectors in the community 	<ul style="list-style-type: none"> • Removes Policy Areas 12 and 16 adjacent the Regional Centre Zone in Warradale and Oaklands Park, but retains in Morphettsville/Park Home. This does not accord with established planning principles or the 30 Year Plan for Greater Adelaide (to encourage higher density housing near activity centres/transport). • Unlikely to be supported by DPTI - potential to delay the DPA's progress. • Regeneration Areas in Morphettsville/Park Home to be deleted may be developed under the ROSAS program by the Coordinator General, so the amended policy may have limited impact.
Option 3. As per staff recommendation	<ul style="list-style-type: none"> • Medium density housing options retained in areas near public transport and activity centres, which accords with established planning principles and the <i>30 Year Plan for Greater Adelaide</i>. • Transition established around Marion Regional Centre (Suburban Activity Node Zone Core Area, Transition Area, Regeneration, Medium Density, then Marion Plains). • Transition established adjacent the tram and train line (Suburban Activity Node Zone, Medium Density, then Marion Plains). 	<ul style="list-style-type: none"> • Regeneration Areas in Morphettsville/Park Home to be deleted may be developed under the ROSAS program by the Coordinator General, so the amended policy may have limited impact. • Perceived issues with medium density infill development may still be experienced in the retained Policy Areas 12 and 16.

SUMMARY

The Council is requested to note the estimated minimum timeframes and costs in order to progress the Housing Diversity DPA and to resolve whether to proceed with public consultation, and if so, provide advice on the scope of consultation desired.

The Council is also requested to select one of three options (or a composite alternative option) in relation to the proposed replacement of Policy Areas 12 and 16 with the Marion Plains Policy Area, taking into consideration the strengths and weaknesses of each scenario, and the merits of individual parts of Policy Areas 12 and 16. Should the Council be of the mind to select option 2 or 3, or other alternative, a rescission motion would need to be put at the 22 August 2017 General Council Meeting.

APPENDICES

Appendix 1: Letter from the Minister – SOI approval

Appendix 2: Map - Current Policy Areas 12 and 16

Appendix 3: Option 1. Policy Areas 12 and 16 Endorsed by Council 25 July 2017

Appendix 4: Option 2. Policy Areas 12 and 16 Endorsed by Urban Planning Committee

Appendix 5: Option 3. Policy Areas 12 and 16 Recommended by staff

Appendix 6: Analysis of Medium Density Policy Area 12 and Regeneration Policy Area 16

The Hon John Rau MP



Government of South Australia

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Industrial Relations
Minister for Child Protection Reform
Minister for the Public Sector
Minister for Consumer and Business Services
Minister for the City of Adelaide

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4 August 2017

Mr Adrian Skull
Chief Executive Officer
City of Marion
PO Box 21
OAKLANDS PARK SA 5046

Attention: David Melhuish, Senior Policy Planner

Dear Mr Skull

Thank you for the Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI).

This is a Council led DPA and I understand you are eager to progress it in order to provide for greater housing diversity within the Marion Council area. On that basis, I am prepared to agree that Council may progress to the preparation of a DPA pursuant to section 25(1) of the *Development Act 1993 (The Act)*. A copy of the SOI is **attached**.

The SOI proposes a wide range of policy investigations and potential outcomes across the Council area. As a result, I encourage Council to ensure that the community has ample opportunity to provide meaningful feedback on the range of proposed policy investigations and outcomes.

A key target of the updated *30-Year Plan for Greater Adelaide* is the creation of walkable neighbourhoods that ensure greater housing diversity and mixed use opportunities within the walking catchment of strategic activity centres, railway stations and transit corridors.

As part of the investigations into areas for lower density and possible character preservation, Council needs to consider how these areas may impact on the achievement of this target, as well as how the interface between fixed corridor infill areas and areas for low density and character preservation will be managed. For example, Council proposes to investigate the potential for some areas to be included in the Residential Character Policy Areas. Given some of these areas are in close proximity to strategic transit corridors, these investigations should demonstrate that any areas proposed have distinctive qualities that justify the need for potential restrictions on development potential.

As Council is aware, the passing of the *Planning, Development and Infrastructure Act 2016* (PDI Act) provides for the introduction of the Planning and Design Code (the Code), which aims to provide a consistent and contemporary planning policy framework across the State. With this in mind, Council should be aware that any policy affected by the DPA, including policies dealing with character areas, should be developed cognisant of the need to transition to the Code in the short term.

I strongly encourage Council to refer to the Inner and Middle Metropolitan Corridor (Design) Ministerial DPA when undertaking investigations to assist Council in determining suitable policies for managing interface issues (e.g. overshadowing, overlooking, and streetscape). This policy is particularly relevant in areas where Council proposes to provide greater uplift opportunities and is aimed at ensuring that uplift does not negatively impact upon adjacent lower density areas.

I note that Council has made a commitment in the SOI timelines to complete the DPA by December 2017. With this in mind, I ask that Council prioritise this process and complete the DPA within the agreed timeframes. To avoid delays, Council is encouraged to raise any issues early in the DPA process to allow the Department to assist in facilitating a resolution.

In any event, if the DPA is not submitted by 1 December 2017, the Department may seek to use the Code to resolve the outcomes being sought through the DPA.

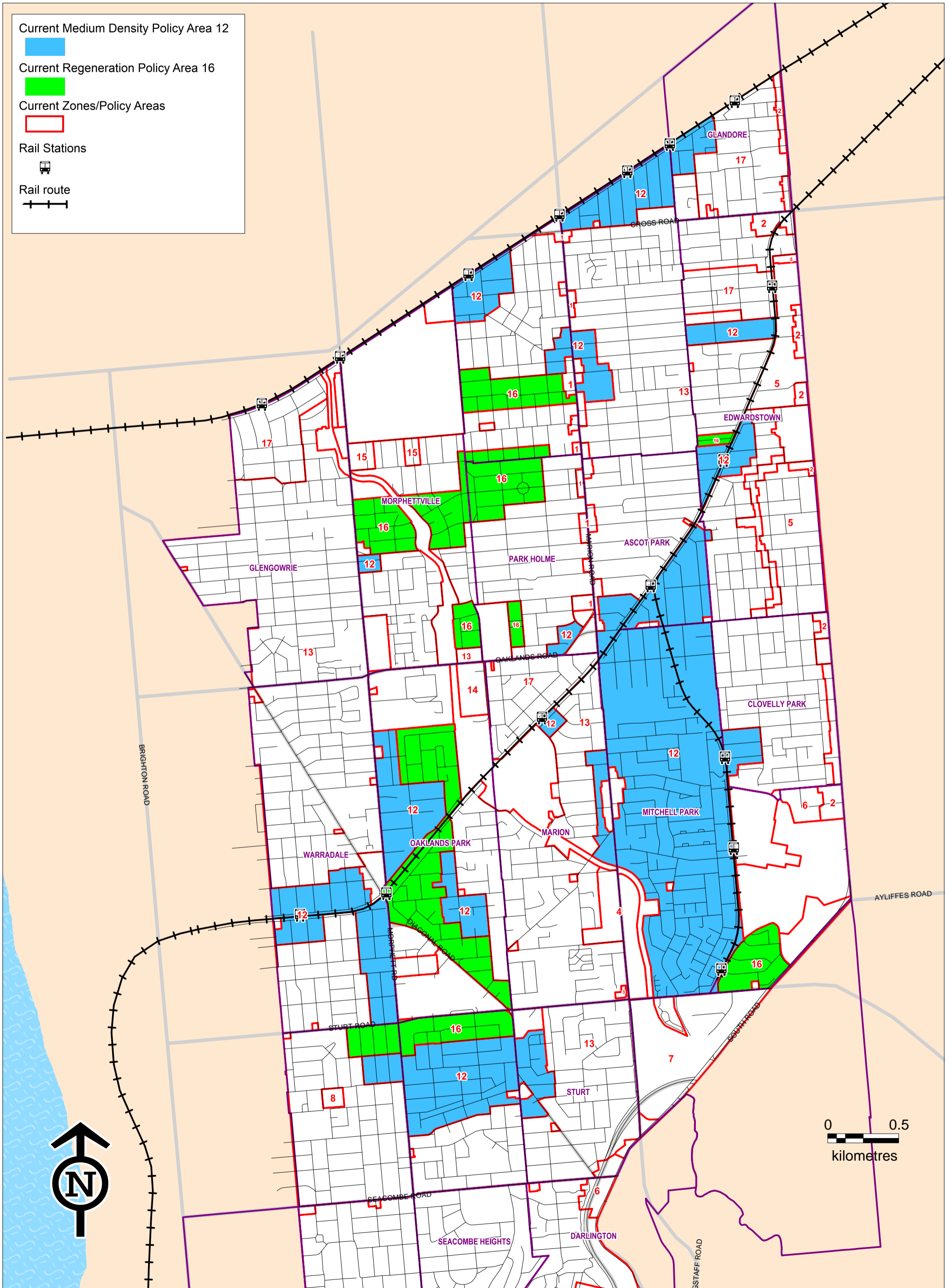
If you require any assistance or additional information, please contact Abi Coad, Senior Planning Officer, on 7109 7039 or by email abi.coad@sa.gov.au.

Yours sincerely

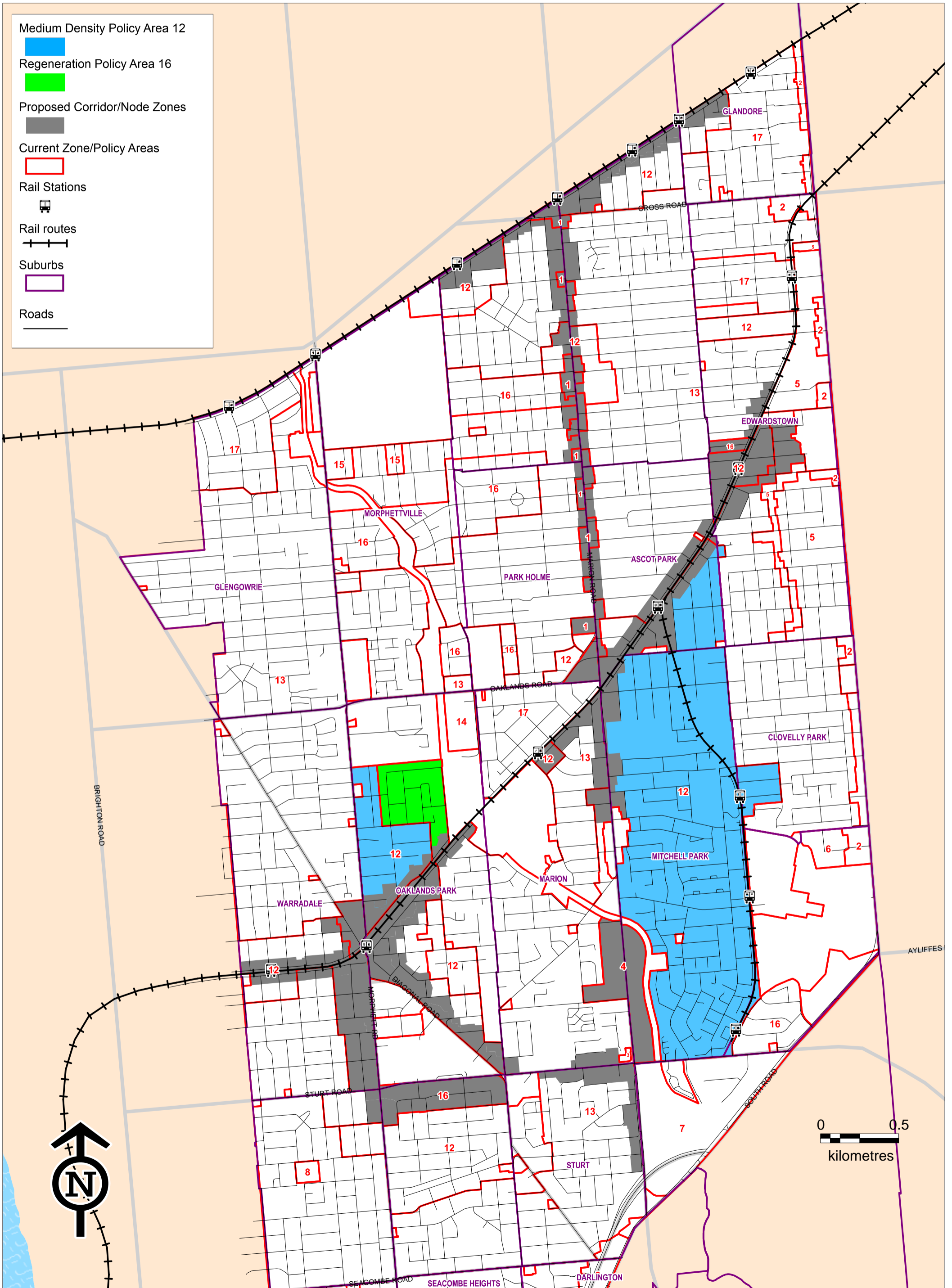


John Rau
Deputy Premier
Minister for Planning

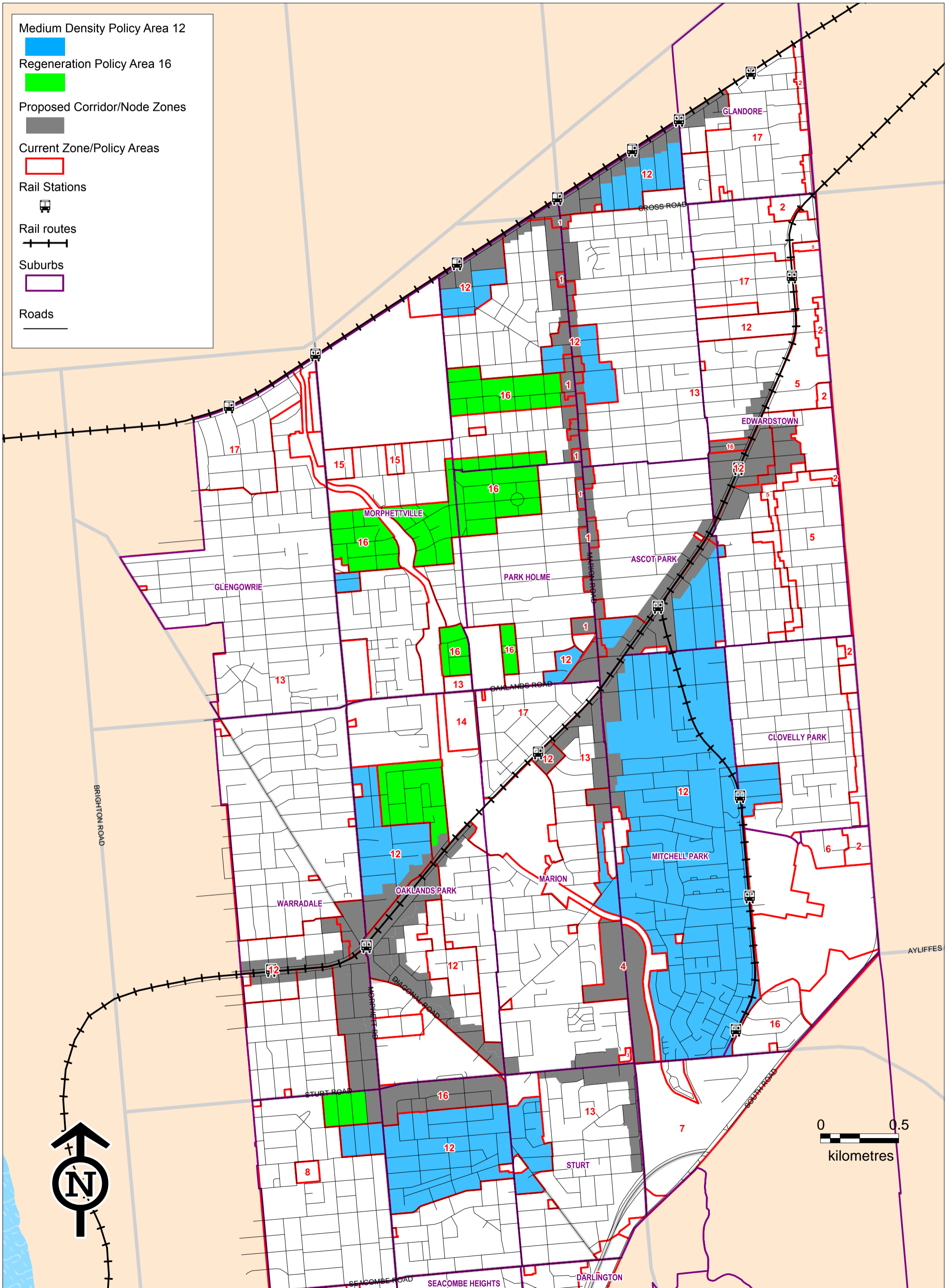
Policy Areas 12 and 16 - Current



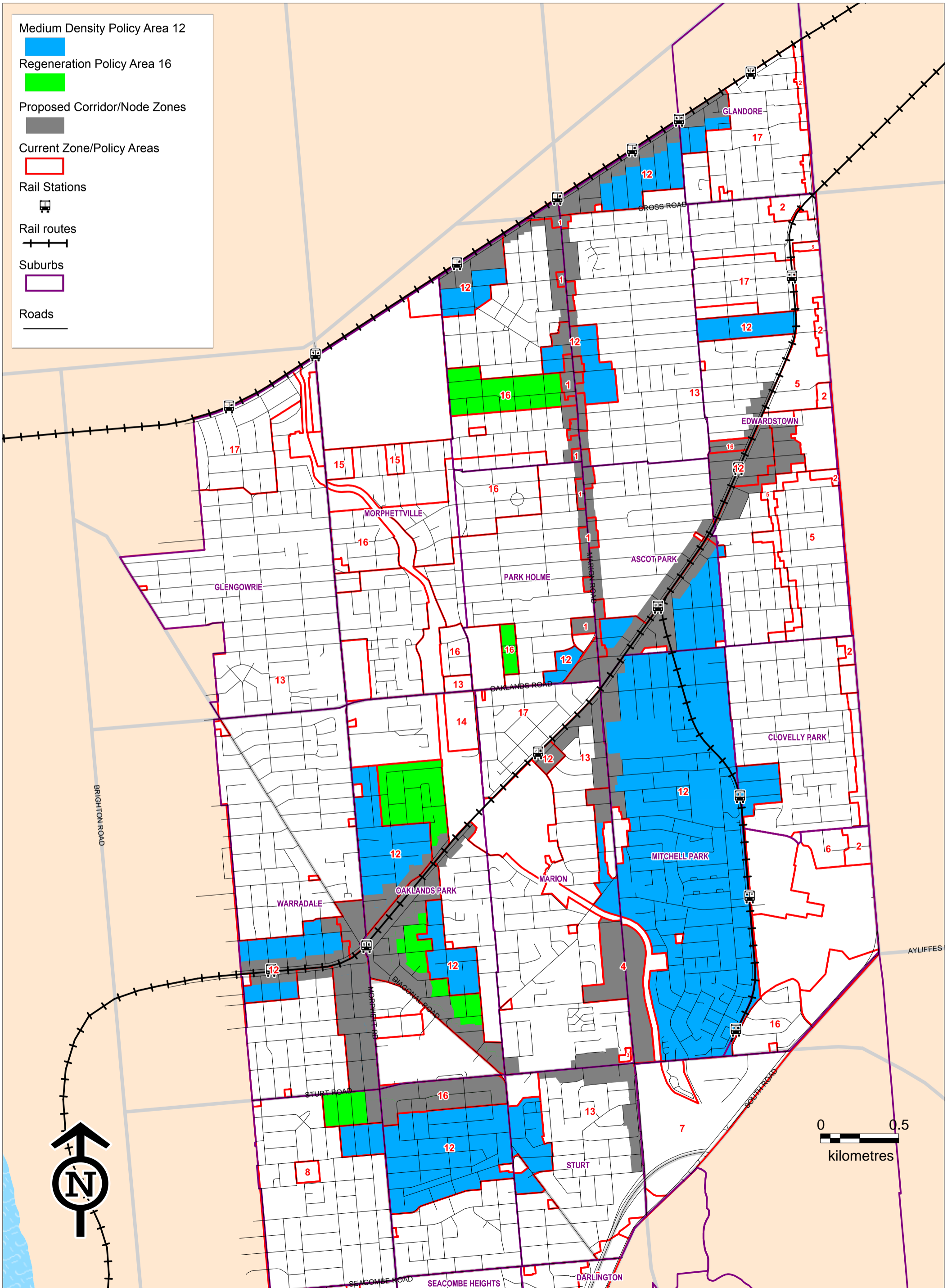
Option 1. Endorsed by Council 25 July 2017



Option 2. Endorsed by Urban Planning Committee 2016-2017



Option 3. Staff recommendation



ANALYSIS OF POTENTIAL EXPANSION OF THE MARION PLAINS POLICY AREA 13

INTRODUCTION

Marion Council's Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) identified the following direction:

"Expand the Northern Policy Area 13 to include parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16 in Warradale, Oaklands Park and Glandore, in order to focus future redevelopment into key strategic locations (in the Suburban Activity Node Zone and Urban Corridor Zone)."

At the Council meeting of 27 June 2017, this direction was altered to state:

"Investigate expanding the Northern Policy Area 13 (renamed Marion Plains Policy Area) to include parts of the Medium Density Policy Area 12 and Regeneration Policy Area 16 in order to focus future redevelopment into key strategic locations (in the Suburban Activity Node Zone and Urban Corridor Zone)."

In light of the revised direction, staff have undertaken an analysis of the locational attributes of the areas covered by the Medium Density Policy Area 12 and Regeneration Policy Area 16 (all are located north of Seacombe Road); to consider whether replacement of these policy areas is appropriate, having regard to the intent of the SOI and best planning practice.

ANALYSIS/DISCUSSION

The Medium Density Policy Area 12 and Regeneration Policy Area 16 are located throughout the Residential Zone north of Seacombe Road. The Policy Areas are situated adjacent the Marion Regional Centre, rail corridors and over areas comprising a high percentage of public housing.

These Policy Areas differ from the Northern Policy Area 13 (the predominant Policy Area north of Seacombe Road), as they seek for greater density, greater housing diversity and dwellings up to three storeys in height.

As the revised SOI seeks to consider this replacing Policy Areas 12 and 16 with the Marion Plains Policy Area throughout the Council area, I address each policy area in each suburb individually below:

Suburb	PA 12	PA 16	Locational Attributes	Housing Stock	Additional commentary
Glandore	✓	x	<ul style="list-style-type: none"> ➤ Adjacent tram stop; ➤ Within 300m (as the crow flies) from the Glandore sports facility; 	<ul style="list-style-type: none"> ➤ Public housing block of 11,000 sq metres; ➤ Recent in-fill development (Windana Mews); ➤ Dwellings constructed between 1920 – 1960; 	<ul style="list-style-type: none"> ➤ Northern part of PA 12 proposed to be re-zoned to Suburban Activity Node Zone (SANZ); ➤ Opportunity for the large public housing block to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ Southern part of PA 12 proposed to be re-zoned to Residential Character or Marion Plains Policy Area; ➤ Retention of remaining part of PA 12 provides a transition from the higher-density SANZ to the Character Policy Area;
South Plympton	✓	x	<ul style="list-style-type: none"> ➤ Adjacent two tram stops; ➤ Adjacent Marion Road bus links and commercial land uses; ➤ Adjacent Cross Road bus links; 	<ul style="list-style-type: none"> ➤ Public housing block of 10,000 sq metres (likely to be developed with medium-high density dwellings in the near future); ➤ Dwellings constructed between 1920 – 1960; 	<ul style="list-style-type: none"> ➤ Northern part of PA 12 adjacent tram line proposed to be re-zoned to Suburban Activity Node Zone; ➤ Opportunity for the large public housing block to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ North-eastern part of PA 12 proposed to be re-zoned Residential Character Policy Area 17
Plympton Park	✓	✓	<p>Policy Area 12 - North</p> <ul style="list-style-type: none"> ➤ Adjacent tram stop; ➤ Includes Plympton Park oval which provides formal and informal recreation and playground; ➤ Adjacent north-east corner of Morphettville racecourse; 	<p>Policy Area 12 - North</p> <ul style="list-style-type: none"> ➤ Dwellings typically constructed between 1950-1980; ➤ Some in-fill development (typically single storey); 	<p>Policy Area 12 - North</p> <ul style="list-style-type: none"> ➤ Future housing development in north-east part of Morphettville racecourse likely to be medium-high density; ➤ Retention of Policy Area provides transition between potential Morphettville development and lower-scale housing in adjacent Northern Policy Area;

			<p>Policy Area 12 – South</p> <ul style="list-style-type: none"> ➤ Adjacent Neighbourhood Centre Zone; ➤ Adjacent Marion Road bus links; ➤ Adjacent small reserve (Teesdale Crescent); 	<p>Policy Area 12 – South</p> <ul style="list-style-type: none"> ➤ Some recent low-medium density in-fill development; ➤ Original dwellings typically constructed in 1960s; 	<p>Policy Area 12 – South</p> <p>Nil</p>
			<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Adjacent commercial land uses and bus links on Marion Road; ➤ Adjacent south-east corner of Morphetville racecourse; ➤ Includes Aldridge Avenue reserve; 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Dwellings constructed 1950-1980; ➤ High number of public housing lots – most of which have been recently redeveloped with low-medium density dwellings; ➤ Significant in-fill development (low-medium density) has occurred; 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ A high percentage of allotments in this locality have been redeveloped for low-medium density public and private housing;
Edwardstown	✓	✓	<p>Policy Area 12 – North</p> <ul style="list-style-type: none"> ➤ Adjacent Edwardstown train station; ➤ Adjacent commercial land uses and bus links on South Road; ➤ Within 500m (as the crow flies) of the Edwardstown District Centre Zone (Castle Plaza); ➤ Within 220m (as the crow flies) of the Jervis Tce reserve (South Plympton); ➤ Within 250m (as the crow flies) of the Dumbarton Ave reserve; 	<p>Policy Area 12 – North</p> <ul style="list-style-type: none"> ➤ Dwellings constructed 1920-1980; ➤ Significant in-fill development (low-medium density – typically constructed 1970s); ➤ One remaining large parcel of original public housing stock; 	<p>Policy Area 12 – North</p> <ul style="list-style-type: none"> ➤ Eastern part of PA 12 adjacent train line proposed to be re-zoned to Suburban Activity Node Zone; ➤ The future redevelopment of the former Hills Industries site provides opportunity for mixed use development, with additional public open space; ➤ Opportunity for the large public housing block to achieve comprehensive redevelopment and reinvigorate streetscape;
			<p>Policy Area 12 – South</p> <ul style="list-style-type: none"> ➤ Includes the Woodlands train station; 	<p>Policy Area 12 – South</p> <ul style="list-style-type: none"> ➤ Typically constructed 1950-1960; ➤ Isolated allotments of public housing; 	<p>Policy Area 12 – South</p>

			<ul style="list-style-type: none"> ➤ Within 175m (as the crow flies) of the Edwardstown District Centre Zone (Castle Plaza); ➤ Adjacent the Edwardstown Oval (including football, cricket, lawn bowls, velodrome) which is to undergo significant redevelopment in near future; 	<ul style="list-style-type: none"> ➤ Some in-fill development (typically single storey); 	<ul style="list-style-type: none"> ➤ Increased densities provides greater number of residents in close proximity to the (soon to be) redeveloped Edwardstown Oval; ➤ Future opportunities for Council to consider re-zoning parts of industrial Edwardstown to increase variety of employment options;
			<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Small 'pocket' comprising dwellings on north and south sides of HMS Buffalo Avenue; ➤ Adjacent the Woodlands train station; ➤ Adjacent the Edwardstown Oval (including football, cricket, lawn bowls, velodrome) which is to undergo significant redevelopment in near future; 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Typically constructed 1950-1960; ➤ A majority of dwellings are public housing maisonettes (65%); 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Large tracts of public housing provides opportunity to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ Dwellings on southern side of street proposed to be re-zoned Suburban Activity Node Zone; ➤ Future opportunities for Council to consider re-zoning parts of industrial Edwardstown to increase variety of employment options;
Ascot Park	✓	x	<ul style="list-style-type: none"> ➤ Adjacent the Ascot Park train station; ➤ Adjacent the Park Holme Neighbourhood Centre Zone; ➤ Within 600m (as the crow flies) to recreational facilities in Park Holme (including lawn bowls, tennis, swimming pool and reserves) 	<ul style="list-style-type: none"> ➤ Typically constructed 1950-1960; ➤ Isolated allotments of public housing; ➤ Significant in-fill development (low-medium density – typically constructed 1970s); 	<ul style="list-style-type: none"> ➤ Opportunities as part of DPA for Park Holme Neighbourhood Centre Zone to expand to provide greater commerce and retail choice; ➤ Future opportunities for Council to consider re-zoning parts of industrial Edwardstown to increase variety of employment options;
Park Holme	✓	✓	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Adjacent the Park Holme Neighbourhood Centre Zone; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Typically constructed 1960s; ➤ Isolated allotments of public housing; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Opportunities as part of DPA for Park Holme Neighbourhood Centre Zone to expand to provide greater commerce and retail choice;

			<ul style="list-style-type: none"> ➤ Within 350m (as the crow flies) to recreational facilities (including lawn bowls, tennis, swimming pool and reserves); ➤ Within 400m (as the crow flies) to the Ascot Park train station; 	<ul style="list-style-type: none"> ➤ Substantial in-fill development (low-medium density – typically constructed early 2000s); 	<ul style="list-style-type: none"> ➤ Increased densities provides greater number of residents in close proximity to public open space reserves and sporting facilities;
			<p>Policy Area 16 – North (extends into Plympton Park)</p> <ul style="list-style-type: none"> ➤ Includes the Mulcra Ave and Cowra Cres reserves; ➤ Within 250m (as the crow flies) to commercial land uses and bus links on Marion Road; 	<p>Policy Area 16 - North (extends into Plympton Park)</p> <ul style="list-style-type: none"> ➤ Original housing typically constructed in 1950s and 1960s; ➤ Significant in-fill development (low-medium density – typically constructed 2005 - 2017); 	<p>Policy Area 16 - North (extends into Plympton Park)</p> <ul style="list-style-type: none"> ➤ Renewal SA are undertaking a low-high density sub-division and redevelopment west of Hendrie Street;
			<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ Adjacent the Marion Swimming Centre and adjoining reserve; ➤ Includes the Sutherland Avenue reserve; ➤ In close proximity to Sandison Ave tennis courts and Davidson Ave lawn bowls; ➤ Within 250m (as the crow flies) to the Oaklands reserve and wetlands; ➤ Within 300m (as the crow flies) to the Park Holme Neighbourhood Centre Zone; 	<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ Entire original dwelling stock has been replaced with low-medium density housing constructed between 1990-2017; 	<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ Stage 2 of the Oaklands Recreational Plaza (adjacent the wetlands) is scheduled to commence soon; ➤ Additional playground options being considered by Council in reserve adjoining swimming centre;
Morphettville	✓	✓	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Includes the Regan Avenue reserve; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Original housing typically constructed in 1950s and 1960s; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Opportunities for Morphettville Sports Club to be redeveloped in the future;

			<ul style="list-style-type: none"> ➤ Adjacent the Morphetville Neighbourhood Zone; ➤ Adjacent the Morphetville Sports Club oval; ➤ Within 100m (as the crow flies) to the McKellar Tce reserve, providing playground and tennis facilities; 	<ul style="list-style-type: none"> ➤ Significant in-fill development (low-medium density – typically constructed 2005 - 2017); ➤ Only 4 of the original 12 allotments remain undeveloped; 	<ul style="list-style-type: none"> ➤ Increased densities provides greater number of residents in close proximity to public open space reserves and sporting facilities;
			<p>Policy Area 16 - North</p> <ul style="list-style-type: none"> ➤ Adjacent the Morphetville Neighbourhood Zone; ➤ Adjacent the Morphetville Sports Club oval; ➤ Within 100m (as the crow flies) to the McKellar Tce reserve, providing playground and tennis facilities; ➤ Adjacent Sturt River linear park; 	<p>Policy Area 16 - North</p> <ul style="list-style-type: none"> ➤ Substantial-sized blocks of public housing and contiguous conventional public housing allotments; ➤ A majority of dwellings are maisonettes; ➤ Small pocket of housing (north-east corner) constructed in 1980s; 	<p>Policy Area 16 - North</p> <ul style="list-style-type: none"> ➤ Opportunities for Morphetville Sports Club to be redeveloped in the future; ➤ Increased densities provide greater number of residents in close proximity to public open space reserves and sporting facilities; ➤ Large tracts of public housing provides opportunity to achieve comprehensive redevelopment and reinvigorate streetscape;
			<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ Adjacent the Marion Swimming Centre and adjacent reserve; ➤ Adjacent the Sturt river linear trail and Marion Fitness and Leisure Centre; ➤ Within 120m (as the crow flies) to the Oaklands reserve and wetlands; ➤ Within 600m (as the crow flies) to the Park Holme Neighbourhood Centre Zone; 	<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ A number of contiguous conventional public housing allotments; ➤ Considerable redevelopment has occurred in the past decade; ➤ Existing housing stock includes maisonettes and detached dwellings; 	<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> ➤ Stage 2 of the Oaklands Recreational Plaza (adjacent the wetlands) is scheduled to commence soon; ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ Additional playground options being considered by Council in reserve adjoining swimming centre;
Warradale	✓	x	<ul style="list-style-type: none"> ➤ Adjacent the Regional Centre Zone; 	<ul style="list-style-type: none"> ➤ Original housing typically constructed in 1950s and 1960s; 	<ul style="list-style-type: none"> ➤ The recently-announced Oaklands Crossing will enable significant redevelopment of the

			<ul style="list-style-type: none"> ➤ Adjacent the Warradale Neighbourhood Zone; ➤ Includes the Warradale train station and is within 100m (as the crow flies) of the Oaklands train station; ➤ Adjacent Morphett and Diagonal Road bus links; 	<ul style="list-style-type: none"> ➤ Considerable areas in-fill development (low-medium density – typically constructed 1980 - 2017); 	<p>area immediately to the east/north-east of this Policy Area, providing medium-high density residential housing and mixed use development opportunities;</p> <ul style="list-style-type: none"> ➤ Possibility for future Oaklands Crossing DPA to consider increasing densities in this area of Warradale; ➤ Allotments on the immediate north and south sides of train line and on the western side of Morphett Road are proposed to be re-zoned to the Suburban Activity Node Zone in this DPA; ➤ Increased densities provides greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
Oaklands Park	✓	✓	<p>Policy Area 12 – North of train line</p> <ul style="list-style-type: none"> ➤ In close proximity to the Regional Centre Zone; ➤ Adjacent the Warradale Neighbourhood Centre Zone; ➤ Adjacent the Oaklands train station; ➤ Adjacent Morphett and Diagonal Road bus links; ➤ Within 150m (as the crow flies) to the Sturt linear park reserves; 	<p>Policy Area 12 – North of train line</p> <ul style="list-style-type: none"> ➤ Original housing stock constructed between 1920 – 1960s; ➤ Substantial in-fill redevelopment exists, typically constructed in the 1970s; ➤ Two large aged care facilities; 	<p>Policy Area 12 – North of train line</p> <ul style="list-style-type: none"> ➤ The recently-announced Oaklands Crossing will enable significant redevelopment of the area immediately to the south of this Policy Area, providing medium-high density residential housing and mixed use development opportunities; ➤ Possibility for future Oaklands Crossing DPA to consider increasing densities in this area of Oaklands Park; ➤ Allotments on the north side of train line is proposed to be re-zoned to the Suburban Activity Node Zone in this DPA; ➤ Increased densities provides greater number of residents in close proximity to the Regional

					Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
			<p>Policy Area 12 – South of train line</p> <ul style="list-style-type: none"> ➤ In close proximity to the Regional Centre Zone; ➤ In close proximity to the Oaklands train station; ➤ Within 300m (as the crow flies) to the Marion Sports and Community Club providing football, soccer, cricket and tennis facilities; 	<p>Policy Area 12 – South of train line</p> <ul style="list-style-type: none"> ➤ Original housing stock constructed in 1950 – 1960s; ➤ Considerable in-fill redevelopment exists, typically constructed between 1990 - 2017; 	<p>Policy Area 12 – South of train line</p> <ul style="list-style-type: none"> ➤ The recently-announced Oaklands Crossing will enable significant redevelopment of the area immediately to the south of this Policy Area, providing medium-high density residential housing and mixed use development opportunities; ➤ Possibility for future Oaklands Crossing DPA to consider increasing densities in this area of Oaklands Park; ➤ Increased densities provides greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
			<p>Policy Area 16 – North of train line</p> <ul style="list-style-type: none"> ➤ In close proximity to the Regional Centre Zone and Warradale Neighbourhood Centre Zone; ➤ In close proximity to the Oaklands train station; ➤ Includes the Rajah Street reserve; ➤ Adjacent the Sturt linear park reserves; 	<p>Policy Area 16 – North of train line</p> <ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Substantial blocks of public housing and contiguous conventional public housing allotments; 	<p>Policy Area 16 – North of train line</p> <ul style="list-style-type: none"> ➤ The recently-announced Oaklands Crossing will enable significant redevelopment of the area immediately to the south-east of this Policy Area, providing medium-high density residential housing and mixed use development opportunities; ➤ Allotments on the north side of train line is proposed to be re-zoned to the Suburban Activity Node Zone in this DPA;

					<ul style="list-style-type: none"> ➤ Increased densities provides greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities; ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape;
			<p>Policy Area 16 – South of train line</p> <ul style="list-style-type: none"> ➤ Adjacent the Regional Centre Zone; ➤ Adjacent the Oaklands train station; ➤ Includes the Dwyer Road reserve; ➤ Within 300m (as the crow flies) to the Marion Sports and Community Club providing football, soccer, cricket and tennis facilities; 	<p>Policy Area 16 – South of train line</p> <ul style="list-style-type: none"> ➤ Public housing block of 17,000 sq metres; ➤ Original housing stock constructed between 1920 – 1960s; ➤ Substantial in-fill redevelopment exists, typically constructed in the 1970s; 	<p>Policy Area 16 – South of train line</p> <ul style="list-style-type: none"> ➤ The recently-announced Oaklands Crossing will enable significant redevelopment of the area immediately to the west of this Policy Area, providing medium-high density residential housing and mixed use development opportunities; ➤ Possibility for future Oaklands Crossing DPA to consider increasing densities in this area of Oaklands Park; ➤ Allotments on the south side of train line and on the northern side of Diagonal Road are proposed to be re-zoned to the Suburban Activity Node Zone in this DPA; ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities; ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape;

Marion	✓	x	Policy Area 12 – South of train line <ul style="list-style-type: none"> ➤ Adjacent the Marion train station; ➤ Within 350m (as the crow flies) to the Oaklands reserve and wetlands; ➤ In close proximity to educational facilities (Westminster private school, Marion primary school, Hamilton Secondary College) 	Policy Area 12 – South of train line <ul style="list-style-type: none"> ➤ Nine undeveloped properties within Policy Area – six of which are owner-occupied; ➤ There remains a large land-holding (3,000 sq metres), currently owned/operated by a community housing association 	Policy Area 12 – South of train line <ul style="list-style-type: none"> ➤ This Policy Area (and along the southern side of the train line to the north) is proposed to be re-zoned to the Suburban Activity Node Zone in this DPA;
			Policy Area 12 – Adjacent Marion Road <ul style="list-style-type: none"> ➤ Adjacent the Marion/Mitchell Park Neighbourhood Centre Zone; ➤ Includes large area of public open space ➤ Within 550m (as the crow flies) to the Mitchell Park sports grounds and reserves; 	Policy Area 12 – Adjacent Marion Road <ul style="list-style-type: none"> ➤ Housing typically constructed in the 1960s – much of which remains in-tact; 	Policy Area 12 – Adjacent Marion Road Nil
Mitchell Park	✓	x	<ul style="list-style-type: none"> ➤ Policy Area 12 covers the whole of the suburb of Mitchell Park; ➤ Adjacent the Mitchell Park and Tonsley train stations; ➤ Includes the Mitchell Park sports grounds and reserves; ➤ In close proximity to educational facilities (Westminster private school, Marion primary school, Hamilton Secondary College, Sacred Heart Middle School, Tonsley TAFE and Flinders University); ➤ Adjacent Marion/Mitchell Park Neighbourhood Centre Zone; 	<ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Substantial redevelopment of public housing has occurred between 2000 - 2010 ('The Avenues' estate); 	<ul style="list-style-type: none"> ➤ The further development of the Tonsley site will see medium-high density residential development, a retail precinct and options for entertainment, employment and education; ➤ Parts of PA 12 on north and south sides of Alawoona Avenue and on western side of train line proposed to be re-zoned to Suburban Activity Node Zone (via Southern Innovation Area DPA (Ministerial)); ➤ Future redevelopment of the Mitchell park sports grounds will increase recreation options;

			<ul style="list-style-type: none"> ➤ Adjacent several Local Centres; 		
Clovelly Park	✓	x	<ul style="list-style-type: none"> ➤ Small pocket of PA 12 adjacent Mitchell Park train station; ➤ In close proximity to Tonsley 'hub'; 	<ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Limited in-fill development has occurred; 	<ul style="list-style-type: none"> ➤ The further development of the Tonsley site will see medium-high density residential development, a retail precinct and options for entertainment, employment and education; ➤ Given future redevelopment of the Tonsley site, significant upgrade of nearby Mitchell Park sports grounds and possible relocation of Mitchell Park train station, it is considered increasing density around this area via a future DPA is appropriate;
Tonsley	x	✓	<ul style="list-style-type: none"> ➤ Adjacent the Tonsley 'hub'; ➤ Adjacent a Neighbourhood Centre Zone; ➤ Adjacent Flinders Medical Centre and University; ➤ Significant road works on South Road being undertaken as part of the North-South Corridor project; ➤ Currently adjacent Tonsley train station and likely to be in close proximity to new train station; ➤ Adjacent a variety of land uses to the south, including employment options and the Warriparinga wetlands; 	<ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Substantial number of contiguous conventional public housing allotments; ➤ Increased examples in-fill development is exhibited; 	<ul style="list-style-type: none"> ➤ The further development of the Tonsley site will see medium-high density residential development, a retail precinct and options for entertainment, employment and education; ➤ PA 16 is proposed to be re-zoned to Suburban Activity Node Zone (via Southern Innovation Area DPA (Ministerial)); ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ Some land in northern part of Policy Area is subject to contamination;
Sturt	✓	x	<ul style="list-style-type: none"> ➤ In close proximity to the Marion Regional Centre Zone; ➤ Adjacent a Neighbourhood Centre Zone; 	<ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Public housing block of 10,000 sq metres; 	<ul style="list-style-type: none"> ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape;

			<ul style="list-style-type: none"> ➤ Adjacent the Brolga Place reserve; ➤ Within close proximity to the Travers Street reserve; 	<ul style="list-style-type: none"> ➤ Considerable low-density in-fill development has occurred throughout; 	<ul style="list-style-type: none"> ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
Seacombe Gardens	✓	✓	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ In close proximity to the Marion Regional Centre Zone; ➤ Adjacent a Neighbourhood Centre Zone; ➤ Includes the Sandery Avenue and Harbrow Grove reserves; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ 3 x public housing blocks of 5,500, 5,000 and 4,800 sq metres in area; ➤ Considerable low-medium density in-fill development throughout; 	<p>Policy Area 12</p> <ul style="list-style-type: none"> ➤ Large tracts of public housing provide opportunity to achieve comprehensive redevelopment and reinvigorate streetscape; ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
			<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Adjacent the Marion Regional Centre Zone; ➤ Adjacent commercial land uses on Sturt Road; ➤ In close proximity to the Sandery Avenue reserve; 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Considerable low-medium density in-fill development throughout; 	<p>Policy Area 16</p> <ul style="list-style-type: none"> ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities; ➤ Allotments south of Sturt Road and adjacent northern section of Morphett Road are

					proposed to be re-zoned to the Suburban Activity Node Zone in this DPA;
Dover Gardens	✓	✓	Policy Area 12 <ul style="list-style-type: none"> ➤ In close proximity to the Marion Regional Centre Zone; ➤ Adjacent the Winchester Street reserve; ➤ Within close proximity to the Clacton Road reserve; 	Policy Area 12 <ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Some public housing (all with modern dwellings) scattered throughout; ➤ Considerable low-medium density in-fill development throughout; 	Policy Area 12 <ul style="list-style-type: none"> ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities;
			Policy Area 16 <ul style="list-style-type: none"> ➤ Adjacent the Marion Regional Centre Zone; ➤ Adjacent the Winchester Street reserve; ➤ Within close proximity to the Clacton Road reserve; 	Policy Area 16 <ul style="list-style-type: none"> ➤ Original housing stock constructed between 1950 – 1960s; ➤ Some public housing allotments scattered throughout; ➤ Considerable low-medium density in-fill development throughout; 	Policy Area 16 <ul style="list-style-type: none"> ➤ Increased densities provide greater number of residents in close proximity to the Regional Centre Zone, providing a range of community services and facilities, bus interchange, recreational facilities, shopping and employment opportunities; ➤ Allotments south of Sturt Road and adjacent northern section of Morphett Road are proposed to be re-zoned to the Suburban Activity Node Zone in this DPA;

CONCLUSION

Suburb	Commentary/Summary	Recommendation
Glandore	<ul style="list-style-type: none"> • Retention of the remainder of the Medium Density Policy Area will provide a suitable transition between the proposed Suburban Activity Node Zone; • The Policy Area is in close proximity to a tram stop, enabling greater uptake of public transport; • Large public housing block enables more efficient use of land and greater likelihood of comprehensive redevelopment; 	Retain
South Plympton	<ul style="list-style-type: none"> • Retention of the remainder of the Medium Density Policy Area will provide a suitable transition between the proposed Suburban Activity Node Zone; • The Policy Area is in close proximity to two tram stops, enabling greater uptake of public transport; • Large public housing block enables more efficient use of land and greater likelihood of comprehensive redevelopment; 	Retain
Plympton Park	<ul style="list-style-type: none"> • The Policy Area is in close proximity to a tram stop, enabling greater uptake of public transport; • The Policy Area is adjacent a well-patronised sports club/open space; • The Policy Area will provide a transition between the potential medium-high density Morphettville Racecourse development; 	Retain
Edwardstown	<p>Policy Area 12 – North</p> <ul style="list-style-type: none"> • The Policy Area is in close proximity to a train station, enabling greater uptake of public transport; 	Retain

	<ul style="list-style-type: none"> Retention of the remainder of the Medium Density Policy Area will provide a suitable transition between the proposed Suburban Activity Node Zone which is proposed adjacent train line; 	
	<p>Policy Area 12 – South</p> <ul style="list-style-type: none"> The Policy Area is in close proximity to a train station, enabling greater uptake of public transport; Retention of the remainder of the Medium Density Policy Area will provide a suitable transition between the proposed Suburban Activity Node Zone to the proposed Marion Plains Policy Area; Adjacent District Centre Zone; Adjacent Edwardstown Oval which will undergo significant redevelopment in the near future; 	Retain
	<p>Policy Area 16</p> <ul style="list-style-type: none"> The Policy Area is in close proximity to a train station, enabling greater uptake of public transport; In close proximity to District Centre Zone; Adjacent Edwardstown Oval which will undergo significant redevelopment in the near future; Allotments on southern side of street proposed to be re-zoned Suburban Activity Node Zone – maintaining remainder of the PA 16 outside this zone will provide transition to the proposed Marion Plains Policy Area; 	Retain
Ascot Park	<ul style="list-style-type: none"> The Policy Area is in close proximity to a train station, enabling greater uptake of public transport; 	Retain

	<ul style="list-style-type: none"> • Adjacent the Park Holme Neighbourhood Centre Zone, which is proposed to be expanded under this DPA; • Current Policy Area criteria reflects density of existing in-fill development; 	
Park Holme	<p>Policy Area 12</p> <ul style="list-style-type: none"> • Adjacent the Park Holme Neighbourhood Centre Zone, which is proposed to be expanded under this DPA; • Within close proximity of several recreation options, including lawn bowls, tennis, swimming pool and large Council reserve; 	Retain
	<p>Policy Area 16 – North (this Policy Area extends into Plympton Park)</p> <ul style="list-style-type: none"> • In-fill development typically results in low-scale dwellings on low density allotments (approx. 250 – 400 square metres); • No fixed rail options within convenient walking distance; • Limited public transport options nearby for those properties located centrally or westerly in Policy Area; • ‘Morphettville Renewal’ development by Housing SA (bound by Hendrie Street and Appleby Road) will accommodate allotments ranging from (approx.) 80 – 450 square metres in area; 	<p>Retain</p> <p>OR</p> <p>Amend to Marion Plains Policy Area due to there being no fixed rail options within convenient walking distance and a majority of the public housing allotment have been divided, or are in the process of being divided</p>
	<p>Policy Area 16 – South</p> <ul style="list-style-type: none"> • Within close proximity the Park Holme Neighbourhood Centre Zone, which is proposed to be expanded under this DPA; • Within close proximity of several recreation options, including lawn bowls, tennis, swimming pool and large Council reserve; 	Retain

	<ul style="list-style-type: none"> • In close proximity to the Oaklands wetlands and associated passive recreation options; • Recently constructed low-medium density housing provided throughout this Policy Area – Policy Area reflects density and built form of existing housing; 	
Morphettville	<p>Policy Area 12</p> <ul style="list-style-type: none"> • Adjacent Neighbourhood Centre Zone; • Adjacent large areas of public open space, including Morphettville Oval and McKellar Terrace reserve; • No fixed rail options nearby; 	<p>Retain</p> <p>OR</p> <p>Amend to Marion Plains Policy Area due to the Medium Density Policy Area 12 being unlikely to result in significant increased yield over that permitted by the Marion Plains Policy Area, and a majority of allotments have been redeveloped</p>
	<p>Policy Area 16 - North</p> <ul style="list-style-type: none"> • In-fill development typically results in low-scale dwellings on low density allotments (approx. 250 – 400 square metres); • No fixed rail options within convenient walking distance; • Limited public transport options nearby for those properties located centrally or westerly in Policy Area; • ‘Morphettville Renewal’ development by Housing SA (bound by Hendrie Street and Appleby Road) will accommodate allotments ranging from (approx.) 80 – 450 square metres in area; 	<p>Retain</p> <p>OR</p> <p>Amend to Marion Plains Policy Area due to there being no fixed rail options within convenient walking distance and a majority of the public housing</p>

		allotment have been divided, or are in the process of being divided
	<p>Policy Area 16 – South</p> <ul style="list-style-type: none"> • High percentage of new dwellings constructed at low densities; • Significant open space and passive recreation options nearby; • One public housing lot of (approximately) 4,000 square metres; 	<p>Retain</p> <p>OR</p> <p>Amend to Marion Plains Policy Area as a majority of existing public housing lots have been redeveloped (at low densities) and Regeneration Policy Area 16 unlikely to provide significant increase in yield due to limited depth of allotments.</p>
Warradale	<ul style="list-style-type: none"> • Adjacent Warradale and Oaklands train station; • Adjacent the Regional Centre Zone and Warradale Neighbourhood Centre Zone; • The upgrade of the Oaklands crossing will provide opportunities for significant mixed use development with medium-high density housing; • Housing in this locality has exceptional access to public transport, entertainment, shopping, recreation, community services and facilities. 	Retain
Oaklands Park	<p>Policy Area 12 - North</p> <ul style="list-style-type: none"> • Adjacent Oaklands train station; • Adjacent the Regional Centre Zone and Warradale Neighbourhood Centre Zone; • The upgrade of the Oaklands crossing will provide opportunities for significant mixed use development with medium-high density housing; 	Retain

	<ul style="list-style-type: none"> • Housing in this locality has exceptional access to public transport, entertainment, shopping, recreation, community services and facilities. 	
	<p>Policy Area 12 - South</p> <ul style="list-style-type: none"> • In close proximity to the Oaklands train station; • Adjacent the Regional Centre Zone; • The upgrade of the Oaklands crossing will provide opportunities for significant mixed use development with medium-high density housing; • Medium Density Policy Area 12 provides appropriate transition from the proposed Suburban Activity Node Zone along train line and Diagonal Road to the lower density housing in 'centre' of suburb; • Housing in this locality has exceptional access to public transport, entertainment, shopping, recreation, community services and facilities. 	Retain
	<p>Policy Area 16 - North</p> <ul style="list-style-type: none"> • In close proximity to the Oaklands train station; • Significant number of contiguous public housing allotments, provides opportunities for comprehensive in-fill development and to reinvigorate streetscape; 	Retain
	<p>Policy Area 16 - South</p> <ul style="list-style-type: none"> • Adjacent Oaklands train station; • Adjacent the Regional Centre Zone; • The upgrade of the Oaklands crossing will provide opportunities for significant mixed use development with medium-high density housing; 	Retain

	<ul style="list-style-type: none"> Housing in this locality has exceptional access to public transport, entertainment, shopping, recreation, community services and facilities. 	
Marion	Policy Area 12 – South of train line <ul style="list-style-type: none"> Proposed to be re-zoned Suburban Activity Node Zone as part of this DPA 	Retain/Re-zone as per proposed DPA
	Policy Area 12 – Adjacent Marion Road <ul style="list-style-type: none"> Adjacent Marion/Mitchell Park Neighbourhood Centre Zone; Narrow strip of Policy Area adjacent Northern Policy Area; 	Retain OR Re-zone to Marion Plains Policy Area as the remaining residential area bound by Marion Road, Sturt River and Seaford train line is currently zoned Northern Policy Area and is proposed to be re-zoned to Marion Plains Policy Area as part of this DPA
Mitchell Park	<ul style="list-style-type: none"> This Policy Area has exceptional access to public transport (rail line and bus links), educational facilities (public and private primary and secondary schools, TAFE and Flinders University buildings), the Tonsley ‘hub’ and public open space; Much of the ‘central’ part of the suburb underwent urban renewal via ‘The Avenues’ public housing redevelopment; Allotments on north and south side of Alawoona Avenue and on western side of train line are proposed to be re-zoned Suburban Activity Node Zone (via the Southern Innovation Area DPA (Ministerial)); 	Retain

Clovelly Park	<ul style="list-style-type: none"> • Adjacent Mitchell Park train station; • In close proximity to Tonsley 'hub' and Mitchell Park sports club; • As Tonsley 'hub' continues to redevelop, opportunities to expand this Policy Area should be considered; 	Retain
Tonsley	<ul style="list-style-type: none"> • Proposed to be re-zoned Suburban Activity Node Zone (via the Southern Innovation Area DPA (Ministerial)); 	Retain/Re-zone as per proposed DPA
Sturt	<ul style="list-style-type: none"> • Adjacent Regional Centre Zone; • Adjacent proposed Suburban Activity Node Zone on western side of Diagonal Road; • Large public housing block of (approximately) 10,000 square metres 	Retain
Seacombe Gardens	<p>Policy Area 12</p> <ul style="list-style-type: none"> • In close proximity to Regional Centre Zone; • Adjacent proposed Suburban Activity Node Zone on southern side of Sturt Road and western side of Diagonal Road; • Will provide appropriate transition to Suburban Activity Node Zone; 	Retain
	<p>Policy Area 16</p> <ul style="list-style-type: none"> • Adjacent the Regional Centre Zone; • Parts adjacent Sturt, Diagonal and Morphett Roads proposed to be re-zoned to Suburban Activity Node Zone in this DPA; 	Retain/Re-zone as per proposed DPA

Dover Gardens	Policy Area 12 <ul style="list-style-type: none"> • In close proximity to Regional Centre Zone; • Adjacent proposed Suburban Activity Node Zone on southern side of Sturt Road and western side of Morphett Road; • Will provide appropriate transition to Suburban Activity Node Zone; 	Retain
	Policy Area 16 <ul style="list-style-type: none"> • Adjacent the Regional Centre Zone; • Parts adjacent Sturt and Morphett Roads proposed to be re-zoned to Suburban Activity Node Zone in this DPA; 	Retain/Re-zone as per proposed DPA

A review of the locational attributes of the Medium Density Policy Area 12 and Regeneration Policy Area 16 in all suburbs reveals that a majority comprise features that warrant increased densities – such as proximity to fixed rail, quality public open space and higher-order Centre Zones comprising shopping, employment and community services.

A number of areas are also adjacent, or in close proximity to areas subject to substantial redevelopment and increased investment – such as the Tonsley ‘hub’, the Edwardstown and Mitchell Park sports clubs, Castle Plaza, Westfield Marion and the Oaklands crossing.

As part of this DPA, many areas currently zoned Medium Density Policy Area 12 and Regeneration Policy Area 16 are to be re-zoned Suburban Activity Node Zone (SANZ). If maintained, Policy Areas 12 and 16 outside of the SANZ will provide an appropriate transition to the lower density housing anticipated in the proposed Marion Plains Policy Area.

It is staff’s view that the Medium Density and Regeneration Policy Areas assist in providing housing diversity throughout the Council area and are placed in appropriate locations, to facilitate increased patronage of public transport, public open space and local businesses and to assist in reinvigorating streetscapes, by enabling viable renewal of large areas of public housing.

By removing the Medium Density and Regeneration Policy Areas would be to reduce the housing diversity sought by this DPA, and reduce the choices available for the wide variety of households.

As such, maintaining the Medium Density and Regeneration Policy Areas furthers the aims of the Housing Diversity DPA and ensures current and future residents of the City of Marion are provided with housing options that caters for their needs.

In the event Council is of the view that reducing the density sought in some suburban areas is appropriate, in accordance with the table above, the Council may wish to amend the following policy areas to the Marion Plains Policy Area proposed as part of this DPA:

1. The northern pocket of the Regeneration Policy Area 16 in Park Holme (and section of this Policy Area that extends into Plympton Park);
2. The Medium Density Policy Area 12 in Morphettville;
3. The northern pocket of the Regeneration Policy Area 16 in Morphettville;
4. The southern pocket of the Regeneration Policy Area 16 in Morphettville.