



His Worship the Mayor  
Councillors  
CITY OF MARION

## NOTICE OF URBAN PLANNING COMMITTEE MEETING

Committee Room  
245 Sturt Road, Sturt

Tuesday, 03 September 2019 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Urban Planning Committee meeting will be held.

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 Committee Rooms is via the main entrance to the Administration Centre on Sturt Road, Sturt.

A handwritten signature in black ink, appearing to read "Adrian".

Adrian Skull  
Chief Executive Officer



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## OPEN MEETING

### KAURNA ACKNOWLEDGEMENT

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

### ELECTED MEMBERS DECLARATION (if any)

### CONFIRMATION OF MINUTES

#### Confirmation of the minutes for the Special Urban Planning Committee Meeting held on 6 August 2019

**Originating Officer** Governance Officer - Victoria Moritz

**Corporate Manager** Manager Corporate Governance - Kate McKenzie

**Report Reference:** SPUC190903R01

### RECOMMENDATION:

1. That the minutes of the Special Urban Planning Committee Meeting held on 6 August 2019 be taken as read and confirmed.

### ATTACHMENTS:

#	Attachment	Type
1	SUPC190806 - Final Minutes	PDF File



**MINUTES OF THE SUPC190806 - SPECIAL URBAN PLANNING COMMITTEE MEETING - 6 August 2019**

**Tuesday, 06 August 2019 at 07:00 PM**

**Council Administration Centre, 245 Sturt Road, Sturt**





**PRESENT :**

**Elected Members**

Mayor - Kris Hanna, Councillor - Nathan Prior (Presiding Member), Councillor - Raelene Telfer, Councillor - Maggie Duncan, Councillor - Joseph Masika, Councillor - Ian Crossland, Councillor - Tim Gard

**In Attendance**

General Manager City Development - Abby Dickson  
Manager - Development and Regulatory Services - Warwick Deller-Coombs  
Senior Policy Planner - David Melhuish  
Development Officer - Planning - Kai Wardle

**OPEN MEETING**

Councillor Prior opened the meeting at 07:02 PM

**KAURNA ACKNOWLEDGEMENT**

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

**ELECTED MEMBERS DECLARATION (if any)**

The Chair asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

Nil.

7:03 PM - Councillor Crossland left the meeting.

7:05 PM - Councillor Crossland re-entered the meeting with Councillor Gard.

## CONFIRMATION OF MINUTES

### Confirmation of the minutes for the Urban Planning Committee Meeting held on 4 June 2019

**Report Reference:** SUPC190806R01

**Moved Councillor - Raelene Telfer**

**Seconded Councillor - Joseph Masika**

That the minutes of the Urban Planning Committee Meeting held on 4 June 2019 be taken as read and confirmed.

**Carried**

7:25 PM – Mayor Hanna entered the meeting.

## REPORTS FOR DISCUSSION

### Seacliff Park Development Plan Amendment

**Report Reference:** SUPC190806R02

**Moved Councillor - Raelene Telfer**

**Seconded Mayor - Kris Hanna**

That the Urban Planning Committee:

1. Note the contents of the report
2. Recommends to Council that the Draft Seacliff Park Residential and Centre Development Plan Amendment is suitable for public and agency consultation.

**Carried**

### Planning Policy Update

**Report Reference:** SUPC190806R03

**Moved Mayor - Kris Hanna**

**Seconded Councillor - Joseph Masika**

That the Urban Planning Committee:

1. Notes the verbal updates provided by Administration.
2. Recommends to Council that the Mayor be requested to write to the Minister for Planning to seek a further update on the outstanding matters of the Housing Diversity DPA. The letter shall also advise of Council's intent to commence public consultations by the end of September 2019, in relation to the Marion Road corridor and the affected hills suburbs south of Seacombe Road (as previously requested by the Minister), unless the Minister objects.

**Carried**

**OTHER BUSINESS - Nil**

**MEETING CLOSURE** - Meeting Declared Closed at 08:25 PM

**CONFIRMED THIS xx DAY OF xx**

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**CHAIRPERSON**

## BUSINESS ARISING

### CONFIDENTIAL ITEMS

### REPORTS FOR DISCUSSION

#### Development Delegations Policy Review

<b>Originating Officer</b>	Manager - Development and Regulatory Services. - Warwick Deller-Coombs
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	Acting General Manager City Development - Fiona Harvey
<b>Report Reference</b>	SUPC190903R02

### REPORT OBJECTIVE

The objective of this report is for the Urban Planning Committee to consider recommending to Council a minor change to the City of Marion Development Delegations Policy to help avoid a conflict in assessments when dealing with certain types of land division.

### EXECUTIVE SUMMARY

On 11 June 2019, Council resolved that the Manager Development and Regulatory Services should undertake a review of the Development Delegations Policy. A review has been undertaken and one issue has been identified that requires a (procedural) change to the Policy.

An issue has been identified by both Administration and the current Council Assessment Panel (CAP), with the current City of Marion Development Delegations Policy where the CAP is delegated to assess certain land division applications that may reflect already approved, and in some cases constructed and occupied, built form (usually residential housing).

CAP at their meeting on 3 July 2019, discussed this issue with staff and asked us to investigate a solution where a single authority (Council or CAP) could assess such an application. This was again raised at the August CAP meeting.

This is a technical issue and Team Leader Planning will provide additional details during the committee meeting.

#### Brief summary of the issue:

The issue is relevant to provisions in the Development Act 1993 that allow an applicant to develop dwellings on a site without requesting land division. It is within their rights to this, as they may (for example) choose to live in 1 dwelling and rent the others out or rent them all out.

During an initial assessment (by staff) without land division, the total site area is calculated including any driveway space (in-line with appropriate practice in assessing such applications).

However, if an applicant chooses to subsequently request land division, then the driveway space is excluded from the assessment and the site area is re-calculated. This often leads to the sites technically being under (or further under) minimum requirements for site areas and deferred to the CAP for assessment.

CAP are then in a difficult position to assess an application for under-size dwellings knowing that the dwellings have already been approved (and possibly built).

Previously, where an approval had already been given (and sometimes already built) staff were delegated to make the decision on the land division even if the allotments are technically under-sized.

This is a known issue with the Development Act and it is unclear how the new Planning and Design Code will deal with such situations.

For the remaining months until the new Planning and Design Code is introduced (July 2020) it is recommended to slightly change the Development Delegations Policy to allow staff to assess any subsequent land division application where it has been demonstrated from a built-form perspective that the dwellings are an acceptable form of development.

Given the Planning Reforms may alter or standardise delegation policies across local government, no further changes are recommended at this time.

## RECOMMENDATION

It is Recommended that the Urban Planning Committee:

Request Council make the following amendments (new text underlined) to clause 4.1.5 of the City of Marion Development Delegations Policy:

4.1.5 Any application for land division (including a ‘combined’ land use and land division application) that results in three or more allotments (excluding an allotment identified as common property or as a free an unrestricted right of way) where one or more of the proposed allotments is more than 5% below the minimum site area recommended by the relevant Policy Area of the Development Plan.

This excludes applications for land division that relate to a site where current built form already exists and/or to a previously approved land use application that reflects the subject application where the allotment(s)/site(s) proposed are less than the minimum allotment or site area(s) designated in the relevant zone and/or policy area in the Marion Council Development Plan; the application in this instance would be determined by Administration.

## DISCUSSION

The City of Marion Development Delegations Policy sets out the types of development applications that will be determined by the Council Assessment Panel.

*Section 83 of the Planning, Development and Infrastructure Act 2016 (“the PDI Act”) requires the Council to establish a Council Assessment Panel to undertake development assessment functions under that Act on its behalf.*

*Section 34(23) of the Development Act 1993 (“the Development Act”) requires the Council to delegate its powers and functions as a relevant authority with respect to determining whether or not to grant development plan consent under the Dev Act to the Panel and/or Council’s Administration. This delegation is made pursuant to Section 20 of the Development Act.*

Pursuant to Section 34(27) of the Development Act, Council is also required to adopt a policy setting out the basis upon which the delegations relating to development assessment are made. The Development Delegations Policy sets out the types of development applications that will be determined by the Council Assessment Panel – a copy of the current Development Delegations Policy is attached in Appendix 1.

On 11 June 2019, Council resolved that the Manager of Development and Regulatory Services review the Development Delegations Policy and present it back to Council. As part of that review, only one issue and subsequent change is recommended.

## **Background**

*Presently, land division applications proposes three or more additional allotments where the allotment(s) proposed are less than the minimum allotment area(s) designated in the relevant zone and/or policy area are required to be assessed by the Council Assessment Panel.*

The construction of dwellings and the formal division of land are separate processes. The processes are not mutually exclusive, and in some occasions Council receives applications for multiple dwellings on the same allotment without seeking an associated land division. Likewise, there are instances where land division applications are sought without an associated land use application.

Whilst it is desirable from an assessment perspective to combine land use and land division applications (there is less confusion as to what is actually proposed – i.e. it's easier to determine the nature of development, and more assessment provisions are applicable) Council cannot force an applicant to combine these applications and must processes and assess what is presented.

## **Issue**

*An issue has been identified with the current Development Delegations Policy whereby the Council Assessment Panel is having to consider land division applications that reflect already approved, and in some cases constructed and occupied, built form. Examples may include;*

*Scenario 1: Applications for land division that relate to a previously approved land use application where in certain situations the previous land use application achieved average site areas that meet the development plan minimums and was determined under delegation.*

*Scenario 2: Applications for land division that relate to a previously approved land use application where the original land use application did not propose a dwelling type listed within the development plan therefore no minimum allotment dimensions were applicable.*

### **Scenario 1**

*This scenario is more predominate with applications that involve multiple dwellings running down the allotment and serviced by a single driveway.*

*The Development Plan requires a land use application to calculate the average of the entire site, including the driveway 'handle', whilst when assessing the land division application the Development Plan states an assessment should exclude the driveway 'handle' and ensure each individual allotment meets the minimum allotment sizes.*

In this scenario, whilst the land use application may have met the minimum requirements as specified by the Development Plan and determined under delegation, as the land division application is subject to a different form of assessment this application may therefore require determination by the CAP (regardless if the built form application is approved and constructed/occupied).

### **Scenario 2**

*This scenario is more predominate with applications that involve multiple dwellings that achieve street frontage and are proposed on a single allotment.*

*The Development Plan does not provide criteria on which to assess a 'dwelling' in terms of site area and dimensions. In instances where a dwelling doesn't meet the specific dwelling types outlined in the Development Plan assessment of the dwelling is largely against the applicable quantitative and qualitative provisions (i.e. setbacks, parking, open space, design etc).*

In the instance where multiple separate ‘dwelling’s’ on the same allotment have received consent, should a future land division be lodged and the proposed site areas are to below the minimum for a ‘detached dwelling’ (the largest dwelling site permitted), this land division will require determination by the CAP.

### **Proposal**

To alleviate the need for the CAP to consider land division applications which reflect previously approved (therefore considered to meet the Development Plan requirements) land division applications and to ensure a better allocation of resources for the assessment of applications and provision of general day to day customer service it is suggested an amended to clause 4.1.5 be made.

The proposed clause would enable administration to determine applications for land division that relate to a site where current built form already exists and/or to a previously approved land use application where the allotment(s)/site(s) proposed are less than the minimum allotment or site area (s) designated in the relevant zone and/or policy area in the Marion Council Development Plan.

No change to the existing delegation is proposed, whereby an application for a land division proposes three or more additional allotments would be determined by the CAP (unless a land use application has already received consent).

#### **Current Clause**

4.1.5 Any application for land division that proposes the creation of three or more additional allotments (excluding an allotment identified as common property or as a free an unrestricted right of way) where one or more of the proposed allotments is more than 5% below the minimum site area recommended by the relevant Policy Area of the Development Plan.

It is suggested the Urban Planning Committee seek Council resolve the following amendment to clause 4.1.5

4.1.5 Any application for land division (including a ‘combined’ land use and land division application) that results in three or more allotments (excluding an allotment identified as common property or as a free an unrestricted right of way) where one or more of the proposed allotments is more than 5% below the minimum site area recommended by the relevant Policy Area of the Development Plan.

This excludes applications for land division that relate to a site where current built form already exists and/or to a previously approved land use application that reflects the subject application where the allotment(s)/site(s) proposed are less than the minimum allotment or site area(s) designated in the relevant zone and/or policy area in the Marion Council Development Plan; the application in this instance would be determined by Administration.

### **Future Delegations Policy**

The Department of Planning has flagged changes to CAP processes and delegations during the State Planning Reform process. While the details of any proposed changes have not been made available as yet, it is recommended not to make any further changes to the Development Delegations Policy at this time.

### **Attachment**

#	Attachment	Type
1	Attachment 1 - Development Delegations Policy	PDF File

# Development Delegations Policy

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## 1. RATIONALE

- 1.1 Section 83 of the *Planning, Development and Infrastructure Act 2016* requires the Council to establish a Council Assessment Panel (the Panel) to undertake development assessment functions on its behalf.
- 1.2 Section 34(23) of the *Development Act 1993*, requires the Council to delegate its powers and functions as a relevant authority with respect to determining whether, or not, to grant development plan consent under the *Development Act 1993*, to the Panel and/or the Council's Administration.
- 1.3 This policy meets Council's obligations under Section 34(27) of the *Development Act 1993*, which requires Council to adopt a Development Delegations Policy.

## 2. POLICY STATEMENT

- 2.1 The purpose of this policy is to outline the basis upon which Council will delegate its powers and duties, under the *Development Act 1993* and the *Planning, Development and Infrastructure Act 2016*, as a relevant authority with respect to determining whether, or not, to grant development plan consent.
- 2.2 This policy establishes what applications will be determined by Council's Assessment Panel and what applications will be determined by the Council's Administration.

## 3. OBJECTIVES

- 3.1 Council actively supports the growth of the City through appropriate development that maintains and enhances the social, economic and environmental conditions desired by the community.
- 3.2 Council acknowledges that an effective and efficient development assessment system is critical to achievement of community and council goals.
- 3.3 The aim of the policy is to identify the basis upon which delegations are made under the *Development Act 1993*. It sets out the types of Development Applications that will be determined by the Council Assessment Panel.

## 4. POLICY SCOPE AND IMPLEMENTATION

- 4.1 The Panel will undertake the role of the relevant authority pursuant to Section 33 of the *Development Act 1993*, in relation to the following types of development applications:
  - 4.1.1 Non-complying applications – the Panel will decide to refuse the application or seek the concurrence of the State Commission Assessment Panel to approve the application, except for the following:

- the decision to proceed with an assessment of a non-complying application pursuant to Regulation 17 (3)(b) of the *Development Regulations 2008*).
  - non-complying applications deemed to be minor in accordance with Regulation 17 and Schedule 9 Part 1 (3) of the *Development Regulations 2008*.
- 4.1.2 Any ‘merit’ application that has undergone Category 2 or Category 3 public notification where at least one representor has expressed opposition to the proposed development and has expressed their desire to be heard by the Panel.
- 4.1.3 Any application in relation to a Local Heritage Place or a State Heritage Place where the heritage advice commissioned by the Council or the State Government Department responsible for State Heritage have recommended that approval should not be granted.
- 4.1.4 Any application for the total demolition of a Local Heritage Place or a State Heritage Place.
- 4.1.5 Any application for land division that proposes the creation of three or more additional allotments (excluding an allotment identified as common property or as a free an unrestricted right of way) where one or more of the proposed allotments is more than 5% below the minimum site area recommended by the relevant Policy Area of the Development Plan.
- 4.1.6 Any application for three or more dwellings (including detached, semi-detached, row and residential flat) where one or more dwelling sites are more than 5% below the minimum site area recommended by the relevant Policy Area of the Development Plan.
- 4.1.7 Any application involving development by the Council where the Minister has declined a request by the Council that the Development Assessment Commission be appointed as the relevant authority.
- 4.1.8 Any application where an appeal has been made to the Environment, Resources and Development Court, and the General Manager City Development has referred to the Panel a proposed compromise made by the appellant.
- 4.1.9 Any application where the Manager Development and Regulatory Services determines that the application warrants assessment by the Panel due to its significant, contentious or controversial nature.

## 5. Applications to be determined by Council’s Administration

- 5.1 All development applications other than applications set out in Section 4.1 of this Policy will be determined by the Administration.

# Development Delegations Policy

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## 6. AVAILABILITY

- 6.1 The Policy is available to be downloaded, free of charge, from the Council's website [www.marion.sa.gov.au](http://www.marion.sa.gov.au)
- 6.2 The Policy is available for inspection without charge at the Administration Building during standard business hours and a copy may be purchased at a fee set annually by Council.

City of Marion Administration Building  
245 Sturt Road, Sturt SA 5047

Telephone: 8375 6600  
Email: [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Office hours: Monday to Friday, 8:30am to 5:00pm (except public holidays)

## 7. REVIEW AND EVALUATION

- 7.1 This policy will be reviewed annually in conjunction with Council's annual review of delegations required under Section 40 (6) of the Local Government Act 1999.

## 8. REFERENCES

Development Act 1993  
Development Regulations 2008  
Schedule of Delegations and Sub-delegations

## Housing Diversity DPA

<b>Originating Officer</b>	Manager - Development and Regulatory Services. - Warwick Deller-Coombs
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	Acting General Manager City Development - Fiona Harvey
<b>Report Reference</b>	SUPC190903R03

### REPORT OBJECTIVE

The objective of this report is to give the Urban Planning Committee an update on the Housing Diversity DPA and seek feedback on next steps for Part 2 of the DPA.

### EXECUTIVE SUMMARY

In late December 2017 Council sought the Minister's approval for the Housing diversity DPA.

On 4 April 2019 the Minister advised Council that there were a number of issues that required further consideration and proposed to split the DPA:

- Part 1 (to be progressed)

Included the Marion Plains Policy Area, the Foothills and Seaside Policy Area in the suburb of Hallett Cove, changes to the Residential Character Policy Area, the Suburban Activity Node Zone around Marion Shopping Centre and the retention of the Medium Density Policy Area and Regeneration Policy Area in the vicinity of the shopping centre

- Part 2 (to be subject to further consultation)

Included the Foothills and Seaside Policy Area in the suburbs of Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington and the Urban Corridor Zone along Marion Road.

On 15 May 2019 Council advised the Minister that it supported the proposal to split the DPA but was unable to support the Minister's proposed amendments to Part 1 of the DPA (retention of the Medium Density Policy Area and Regeneration Policy Area in the vicinity of Marion shopping centre).

On 8 August 2019 the Minister advised the resolution to approve Part 1 of the DPA as amended in accordance with the letter dated 4 April 2019 (the Gazette notice backdated the resolution to 1 August 2019).

Part 1 of the DPA was consolidated into Marion's Development Plan on 15 August 2019.

The Minister has requested that Part 2 of the DPA should have completed consultation by no later than January 2020, and be lodged for final approval by no later than March 2020, to ensure sufficient time is available to capture the rezoning in the final Phase 3 (the metropolitan section) of the transition to the Planning and Design Code.

The Planning and Design Code will become live on 1 July 2020.

If Council does not meet the above timelines the changes proposed in Part 2 of the DPA would need to be undertaken as a Code Amendment under the Code. Although purportedly a more flexible process, the changes would still require Council to undertake an engagement/consultation process.

## RECOMMENDATION

The Urban Planning Committee recommends to Council that:

1. **Council commences consultation for Part 2 of the Housing Diversity DPA under the Development Act 1993, to be completed by no later than January 2020.**

OR

1. **Council waits until the Planning and Design Code is implemented in July 2020 and undertakes a Code Amendment process for Part 2 of the Housing Diversity DPA.**

OR

1. **Council waits for the transition to the Planning and Design Code before making any further policy amendments.**

## DISCUSSION

Administration seeks the UPC's feedback on recommendations to Council to proceed with Part 2 of the Housing Diversity DPA.

There are the following options available to Council:

1. Council commences consultation for Part 2 of the DPA under the Development Act 1993, which is required to be completed by no later than January 2020)
2. Council waits until July 2020 to undertake an engagement/consultation process for the changes proposed in Part 2 of the DPA as a Code Amendment under the Planning and Design Code.
3. Council takes no further action on the Housing Diversity DPA at this time.

With each of these options, community and community groups may have differing opinions. Administration is currently fielding calls from residents/developers in these areas seeking updates on the timeline for Part 2 of the Housing Diversity DPA.

The following should be taken into consideration for each option:

1. This option was previously supported by Council in its letter to the Minister for Planning on 15 May 2019 and, barring any major issues raised during consultation, the Minister's timeline for this part of the DPA can be met if commenced by the end of September 2019
2. Delaying the process and consultation for this particular DPA is less preferred as circumstances / opportunities may change under the new Planning and Design Code next year and further analysis would likely be required.
3. If Council resolved not to proceed with Part 2 of the Housing Diversity DPA at this time, there would likely be opposition from people whose sites would benefit from the higher development potential.

The Committee's feedback on its preferred option for progressing Part 2 is sought and will be provided to Council for consideration.

## REPORTS FOR NOTING

### Commercial and Industrial Zoning (Edwardstown Precinct)

<b>Originating Officer</b>	Manager - Development and Regulatory Services. - Warwick Deller-Coombs
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	Acting General Manager City Development - Fiona Harvey
<b>Report Reference</b>	SUPC190903R04

### REPORT OBJECTIVE

The objective of this report is to give Urban Planning Committee members an update on the current development zoning of the Edwardstown area. The brief report will be accompanied by a verbal update from the Unit Manager Economic Development who is leading the Edwardstown Employment Precinct Action Plan.

### EXECUTIVE SUMMARY

The Urban Planning Committee (UPC) on 4 June 2019 noted that:

*"Administration will submit a report regarding the review of the non-residential zones relating to commercial and industrial activities to this committee in August 2019."*

- Subsequently to that meeting, Council approved a 12-month Action Plan for the revitalisation of the Edwardstown Precinct.
- The current development zoning in Edwardstown is discussed in the Edwardstown Precinct Analysis document (refer Attachment 1).
- The future development zoning for Edwardstown is identified as a 'key action' in the Action Plan.
- Further to the Action Plan, the State Planning Reform process is underway with all Council Development Plans to be transitioned to a new Planning and Design Code by July 2020. The specifics of the Planning and Design Code have not yet been released for consultation however contact with the Department of Planning staff suggests that a generic 'employment zone' will be introduced. This 'employment zone' would likely be a more flexible option that could apply to the Edwardstown precinct. The Action Plan process will help inform us of the desired future zoning for the area.
- Members of the Development Services team are involved in the working group for the Edwardstown Action Plan and will report back to the UPC with any further updates in regards to the development zoning for Edwardstown.
- The Planning Reform process may trigger a need to expedite parts of the Action Plan, that is, to better inform any zoning decisions. The UPC would be advised of this occurrence.

## RECOMMENDATION

The Urban Planning Committee notes:

1. the current development zoning as described in the Edwardstown Precinct analysis document in Attachment 1
2. Members of the Development Services team are involved in the working group for the Edwardstown Action Plan and will report back to the UPC with any further updates in regards to the development zoning for Edwardstown.

## Attachment

#	Attachment	Type
1	Attachment One Edwardstown Current State of Play	PDF File



Edwardstown Train Station

South Road

Vicinity Centres

Messines Avenue

# EDWARDSTOWN

Precinct Analysis - A Point in Time

February 2019





Street art on Waverley Avenue

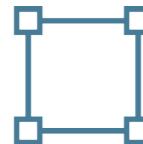
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# 1.0 INTRODUCTION

## EDWARDSTOWN PRECINCT



**232 hectares**  
in area



**6.4 kilometres**  
from the Adelaide CBD



**South-West**  
of the Adelaide CBD



Resident population  
of **4,435**



Population density  
**19.08** persons per



Located within  
**The City of Marion**

Data collected from Community ID, accessed 23/01/2019

## 1.1 INTRODUCTION

Edwardstown is an inner southern-western suburb located 6 km southwest of Adelaide in the City of Marion. In 1989 the suburb was split, where the portion east of South Road became Melrose Park.

The village of Edwardstown was named after William Edwards, a law stationer of Light Square, who laid it out in 1839. One of the earliest settlers was Alfred Weaver who ran sheep, planted wheat, barley, a vineyard and an orchard.

In 1949, most of the factories were to be found in Edwardstown, attracted by the proximity of the railway line. They include the Wunderlich Tile Factory, Bone's timber yard and Mathias' furniture factory between South Road and the railway station. Further South were Small's Furniture Factory, Furness's plywood factory and the South Australian Rubber Mills. Towards the railway line were Bowes' Kitchen and Laundry on Woodlands Terrace and Ranleigh silver tray factory on Deloraine Road.

At that time Marion Council had no zoning regulations so, while access to rail transport initially attracted industry to the area, it began to disperse more widely across South Australia.

Today, Edwardstown continues to serve as a key employment generator for the region as it is home to 1,775 businesses and 4,582 jobs. It is still characterized by many old industrial sites. It is currently zoned light industry as well as residential. In 2016, the overall resident population of Edwardstown was 4,435.

This Precinct Analysis, February 2019, is a current state of play.

## 1.2 VISION

After considered analysis and consultation with key stakeholders, a vision can be created for the revitalisation of this important employment precinct.

As a starting point, it is envisaged that Edwardstown will become an outstanding place for business, innovation and entrepreneurs to thrive, while simultaneously creating new jobs and attracting new industry. Further investment is now required to deliver a mixed-use employment precinct with advanced manufacturers, export focused businesses, integrated creative industry and housing diversity to contribute to a vibrant place to live and work.

**"By 2030, more people will be living, working, investing and doing business in Edwardstown."**

### 1.3 PRINCIPLES FOR CONSIDERATION

## 1. ACCESS

**Investment in public realm** to enhance community connections, way-finding, climatic comfort and walking and cycling networks.

Connectivity and efficiency to market through a **legible streetscape network** that is accessible from the north-south corridor.

Maintain business continuity through the north south corridor redevelopment.

## 2. ACTIVATION

**Achieve urban renewal** that builds on, reinterprets and reinforces Edwardstown's existing character.

The creation of **long term sustainable and economic development solutions** that satisfy structure plan objectives and meet commercial viability imperatives for land development projects.

Remove current barriers, including zoning, to maximise the economic activation of the precinct.

Realise the full potential of an employment precinct and **attract new investment, new industries and new jobs.**

3 AMENITY

Realise Edwardstown's potential for **pedestrian friendly spaces** to explore, savour and enjoy, that will allow residents and local workers alike to soak up the unique atmosphere.

Emphasise **environmental sustainability** in all future development to enhance future environmental outcomes and minimise impacts.

Advocate for **high quality built form and landscape architecture solutions** that incorporate Environmentally Sustainable Design (ESD) principles that integrate with the streetscape and natural environment.

Create a **unique sense of identity** for the suburb of Edwardstown that reflects a commitment to business and workplace amenity.



## **FIGURE 1: SOUTHERN ADELAIDE PLAN (SAEDB)**

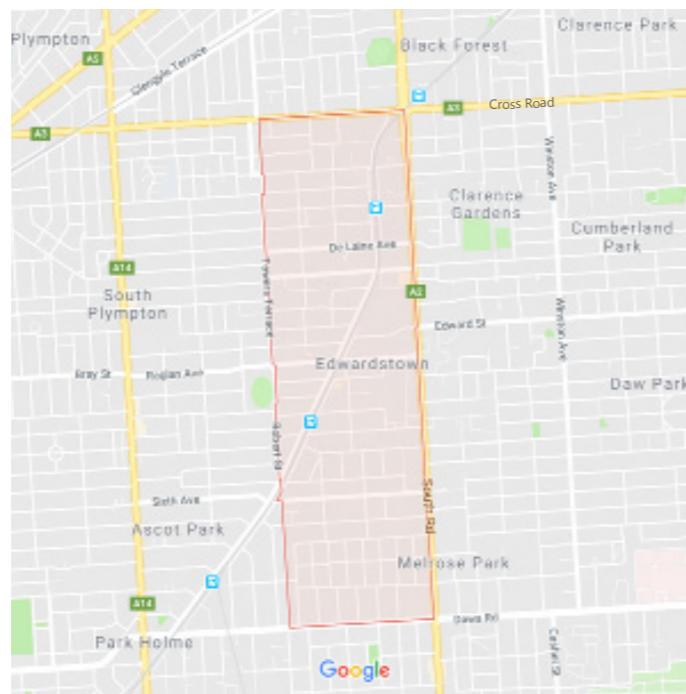
# 2.0 CONTEXT

## 2.1 LOCATION

The suburb is bounded by Cross Road on the north, South Road on the East, Daws Road on the south, and Roberts Street and Towers Terrace on the west. Each of these roads provide vehicular access to Edwardstown.

The existing built form along the east of the suburb (primarily South Road, with some setback further west of the suburb) is mostly one to three story commercial and warehouse buildings on large lots. Outside of this there are also residential dwellings located primarily on the western side of Edwardstown.

Edwardstown is serviced by the Tonsley and Seaford Railway Lines. The track runs through the middle of the suburb, north-east to south-west.

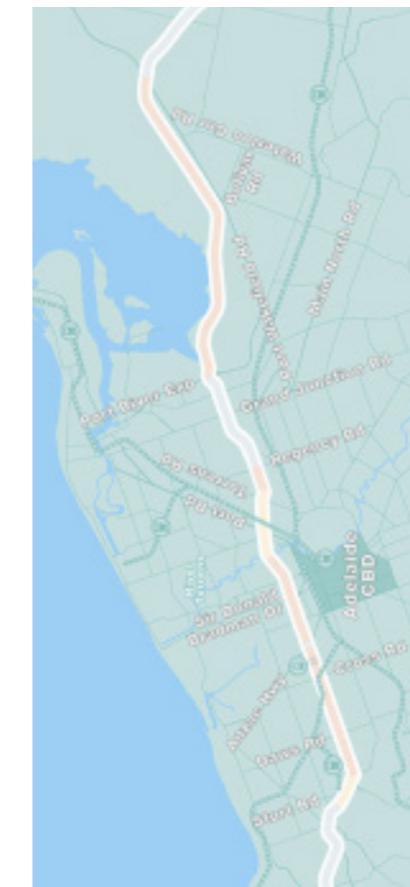


**FIGURE 2.1:** EDWARDSTOWN PRECINCT

## 2.2 NORTH-SOUTH CORRIDOR

Edwardstown is strategically located within 8km from the Adelaide CBD. The North-South Corridor, South Road, runs through Edwardstown and acts as the main street of the suburb where the main shopping centre, Castle Plaza, is situated, as well as many commercial and industrial facilities.

The current roadway is not working effectively and will not be able to handle the projected number of vehicles that will need to use the road, or cater for the size of freight carriers wanting to travel along it. In response, the Australian and South Australian Governments are working collaboratively to expand the route by creating a dedicated non-stop North-South Corridor



**FIGURE 2.2:** NORTH-SOUTH CORRIDOR (DPTI)

## 2.3 SAEDB GROWTH PRECINCT

Edwardstown has long served as a key employment generator for the region. Further investment is now required to deliver a mixed-use employment precinct with advanced manufacturers, export focused businesses, integrated creative industry and housing diversity to contribute to a vibrant place to live and work.

Current investment:

- \$8M Federal Government and Council funded Edwardstown Oval Redevelopment delivering:
  - An integrated sports and community facility injecting.
  - \$2.11 m into the economy and creating over 56 jobs.
  - A vocational training facility with up to 325 job outcomes.
- \$40M Castle Plaza retail redevelopment to expand the shopping centre and create a high street with active frontages at street level and \$5.6M to install solar power.
- Bunnings investment \$45M.

Further investment is required to unleash the full potential of the district:

- Redesign of the local road network and improvements to streetscape amenity.
- Integration of public transport including a future train station.
- Provision for higher density housing (both stand alone and above compatible commercial and retail uses).
- Further development of the walking and cycling network, particularly the Adelaide to Marino Rocks Greenway.
- Realignment of Ackland Street, providing a connection between Raglan Avenue and the Edward Street/South Road intersection.
- Creation of high quality open space and Lifestyle Precinct.
- Rezoning to allow for new industries and new investment.
- Economic uplift and activation leading to business and jobs growth.

## 2.4 SURROUNDING SUBURBS

Edwardstown is strategically located along South Road within the City of Marion (see Figure 2.3).

To the east of Edwardstown is Melrose Park. It is located within the City of Mitcham. This suburb was once included in the suburb of Edwardstown, however, in 1989 Edwardstown was split. Melrose Park, along South Road consists of more industrial and commercial buildings.

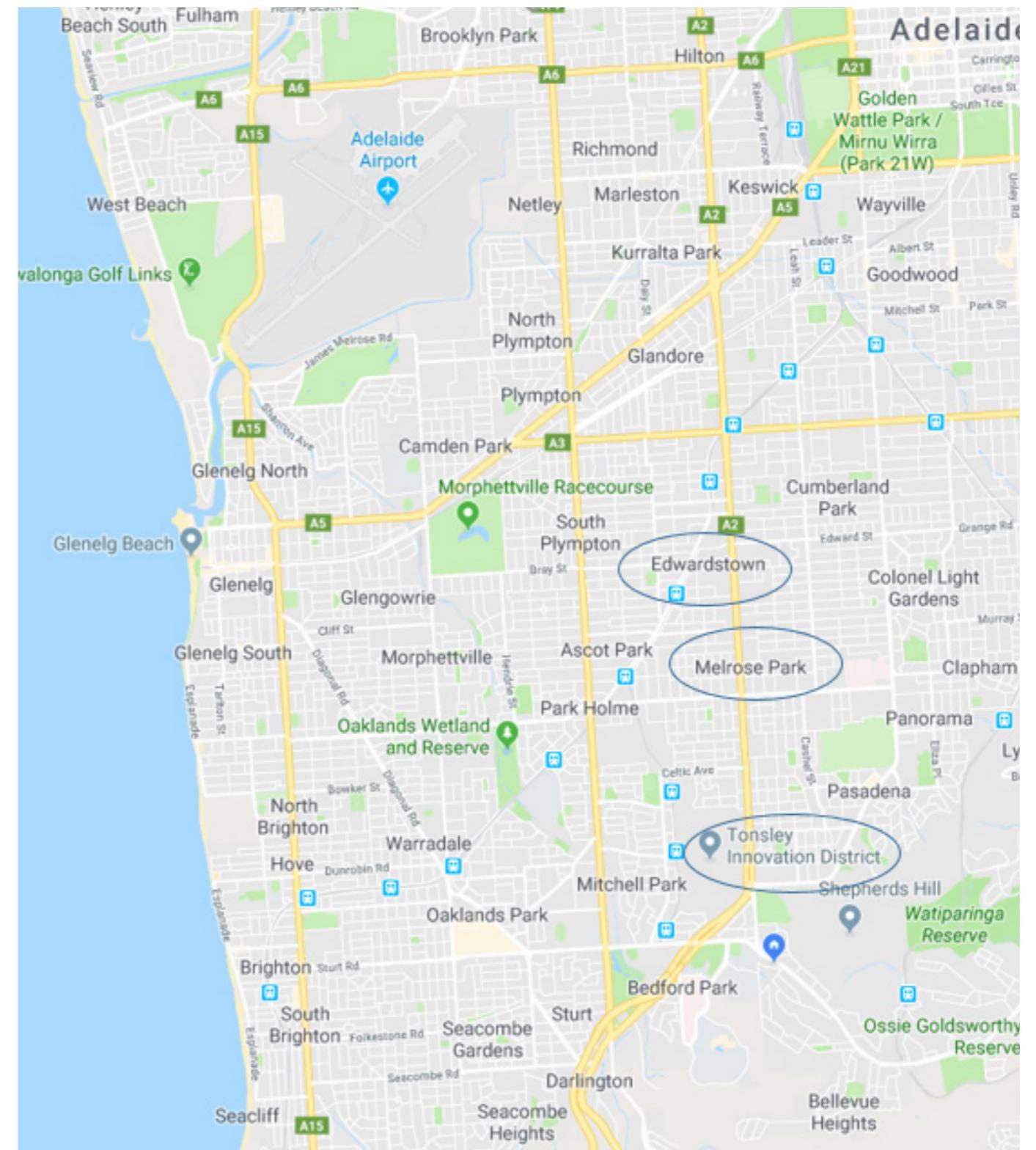
North of Melrose Park is Clarence Gardens and Black Forest (City of Unley). These suburbs mainly consist of low and medium density housing, with some commercial and industry buildings along South Road.

To the South of Edwardstown is the Tonsley Innovation District. Tonsley brings together leading-edge research and education institutions, established businesses and start-ups, business incubators and accelerators, plus government and the wider community to connect and collaborate in Australia's first innovation district.

The mixed-use district will support the transformation of South Australia's manufacturing industry by providing a high quality, people-focused and knowledge-driven environment.

High-value manufacturing industries have been specifically considered in the planning of Tonsley. These include:

- health, medical devices and assistive technologies
- clean tech and renewable energy
- software and simulation
- mining and energy services



**FIGURE 2.3: EDWARDSTOWN PRECINCT LOCATION WITHIN THE CITY OF MARION**

## 3.0 PRECINCT ANALYSIS



1 Coongie Avenue, Edwardstown

## 3.1 PRECINCT COMPOSITION

The suburb of Edwardstown can clearly be divided into three distinct precincts:

- The Industrial and Commercial Precinct
- Open Space (Public Reserves)
- The Residential Precinct

A brief discussion of each precinct is provided below together with discussion of some of the issues, challenges and envisaged opportunities.

### PRECINCT 1: THE INDUSTRIAL AND COMMERCIAL PRECINCT

The Industrial Precinct is located on the east side of the suburb, and on the west side of South Road. Vacant, undeveloped land, which is intended for the Castle Plaza redevelopment, divides the Industrial Precinct into two parts.

The north side of the suburb has industrial buildings, however there is also a higher mix of commercial buildings than that compared to the south side according to the Existing Land Use document provided by the City of Marion (see figure 3.3). The southern side includes Castle Plaza - the suburban shopping complex of Edwardstown which is owned by Vicinity Group.

### PRECINCT 2: THE RESIDENTIAL PRECINCT

This precinct predominantly contains low density residential housing in a grid street pattern with limited commercial development. The resident population is 4,435.

### PRECINCT 3: OPEN SPACE (PUBLIC RESERVES)

The public reserves are spread across the suburb, however there are only six in total, and they are small in area. They are as follows:

**The Crescent Reserve** is north-west of the suburb, with many trees for shade, a playground and benches.

**Wright Street Reserve** is central, with only trees for shade on the site. This site is the smallest in area out of the six existing park lands listed.

**Dumbarton Avenue Reserve** is west of Edwardstown, with parking located on the west, a playground, benches and a grassed play area.

**Edwardstown Soldiers' Memorial Recreation Ground** is west of the suburb and includes a children's play space, the local bowling and football club, cricket nets, oval, fitness equipment and a velodrome. This is the biggest existing park out of the list and it's technically not in Edwardstown, it's in South Plympton.

**Weaver Street Reserve** is west of the suburb and has a playground, seating, tennis courts and toilets.

**Yanyarie Avenue Reserve** is south of Edwardstown and includes playground equipment, seating and small basketball courts.

VACANT LAND FOR CASTLE PLAZA EXTENSION

THE CRESCENT RESERVE

WRIGHT STREET RESERVE

DUMBARTON AVENUE RESERVE

EDWARDSTOWN SOLDIERS' MEMORIAL RECREATION GROUND

WEAVER STREET RESERVE

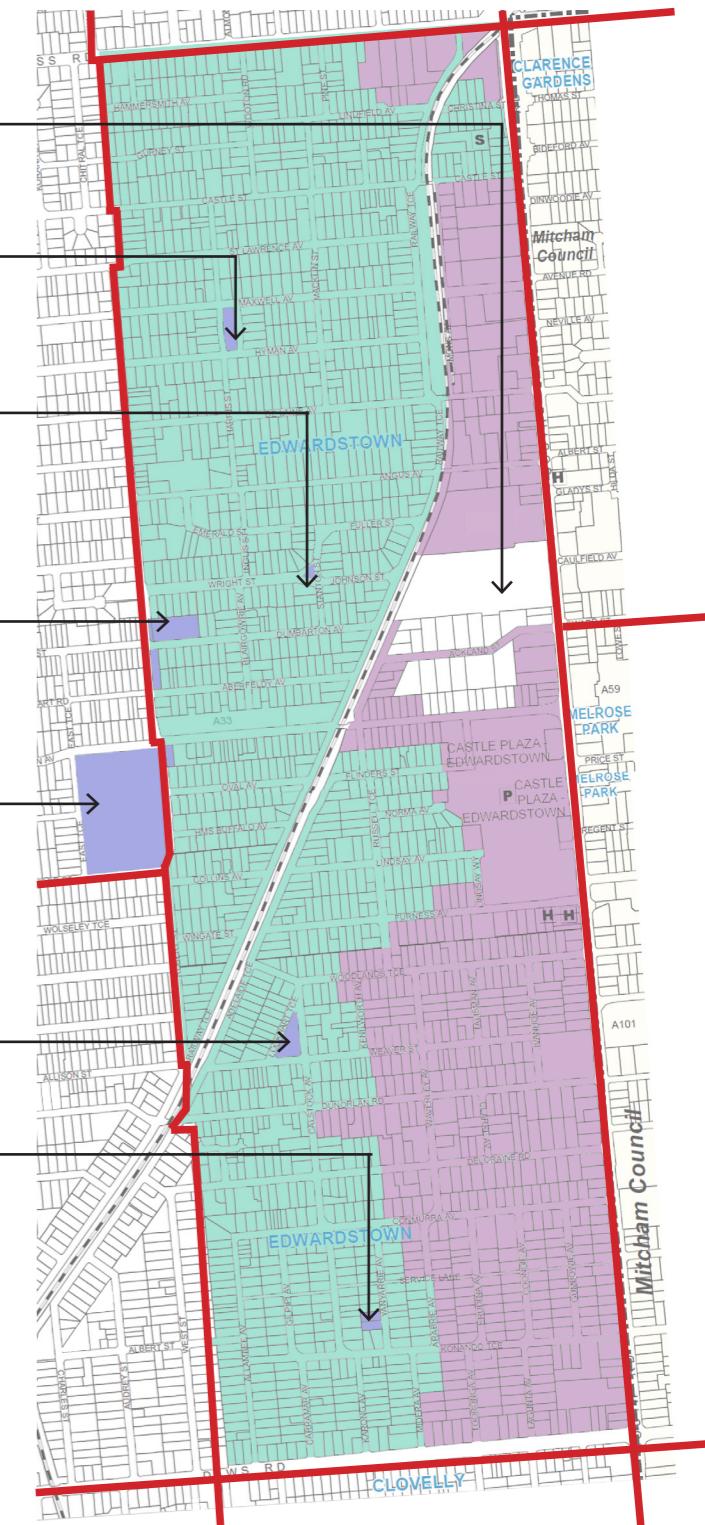
YANYARIE AVENUE RESERVE

OPEN SPACE (PUBLIC RESERVES)

INDUSTRIAL AND COMMERCIAL PRECINCT

RESIDENTIAL PRECINCT

EDWARDSTOWN SUBURB BOUNDARY



**FIGURE 3.1: PRECINCT COMPOSITION**



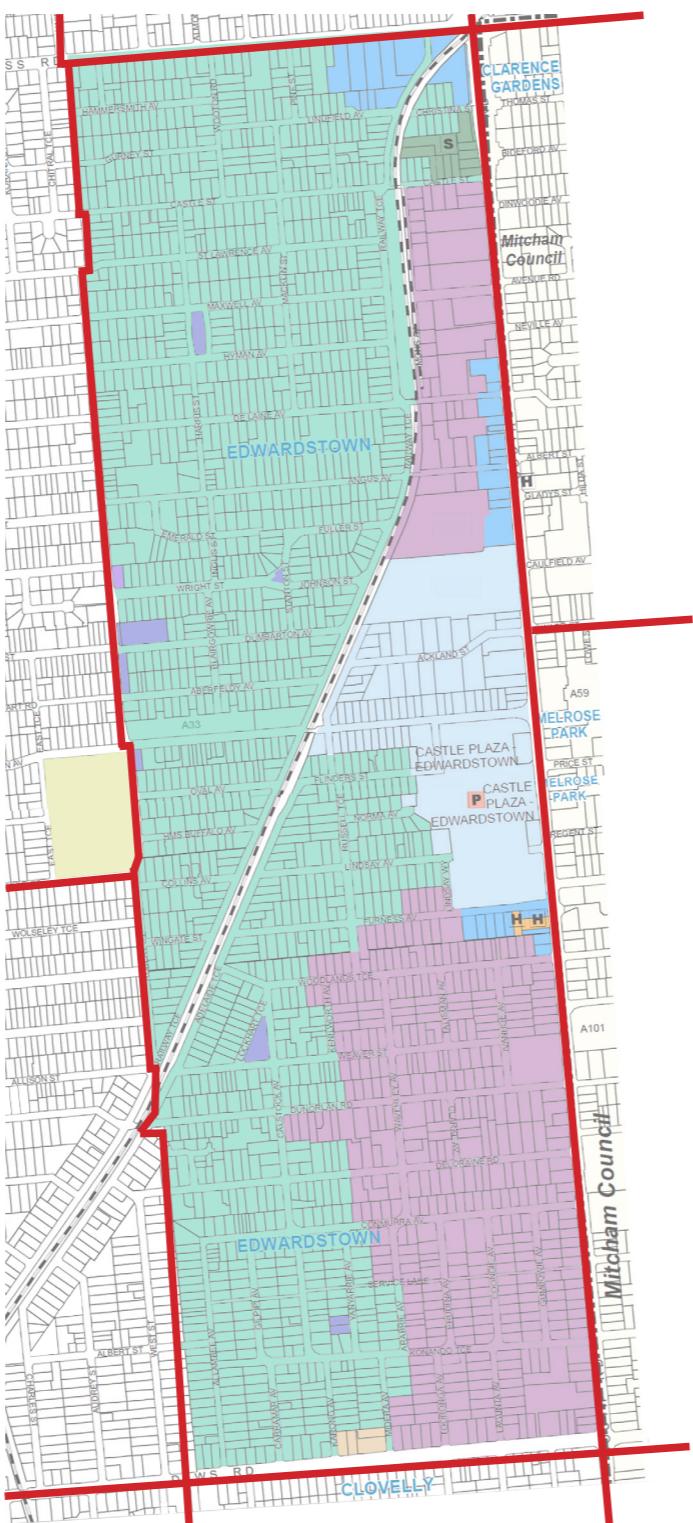
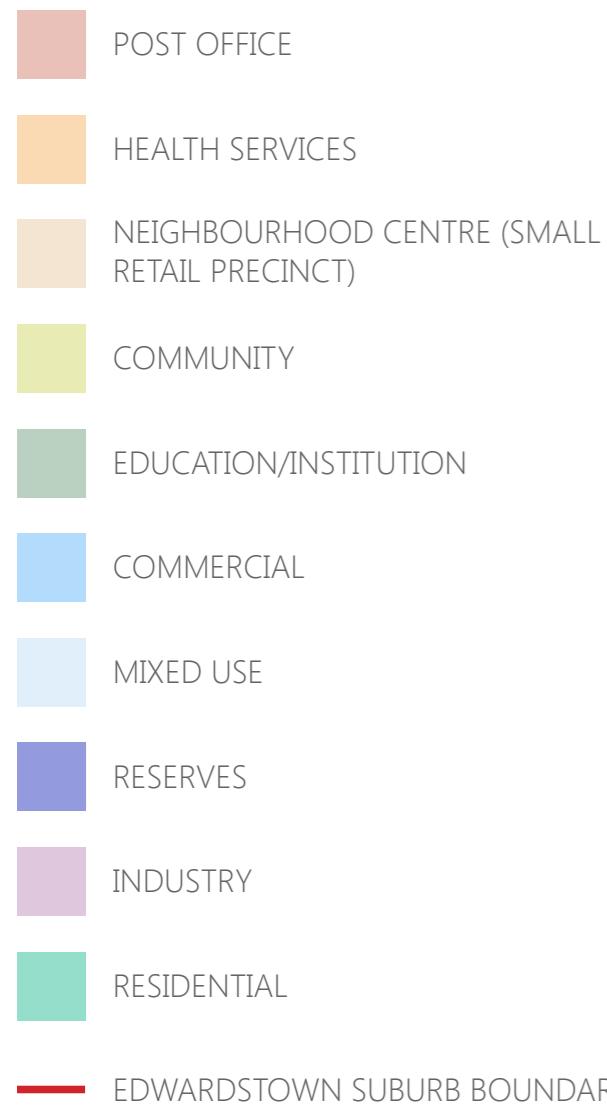
# 3.0 PRECINCT ANALYSIS

## 3.2 EXISTING LAND USE

Edwardstown is primarily composed of light industry and residential, however, there are a few key concentrations of activity:

- The Mixed Use zone along South Road, mainly comprised of retail uses of Castle Plaza.
- Other Commercial zones along South Road.
- Community space, reserves, a school and neighbourhood centres spread throughout the suburb.

The following plan identifies State Government zoning records for individual sites.



**FIGURE 3.2: EXISTING LAND USE**

## 3.3 DEVELOPMENT CONSTRAINTS

Figure 3.3 shows the zones located within Edwardstown and their constraints. Edwardstown has two zones within the boundary, Zone C and Zone D.

**Zone C** - All structures exceeding 15 metres above existing ground level.

**Zone D** - All structures exceeding 45 metres above existing ground level.

Development located on land subject to hazards as shown in figure 3.3 should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

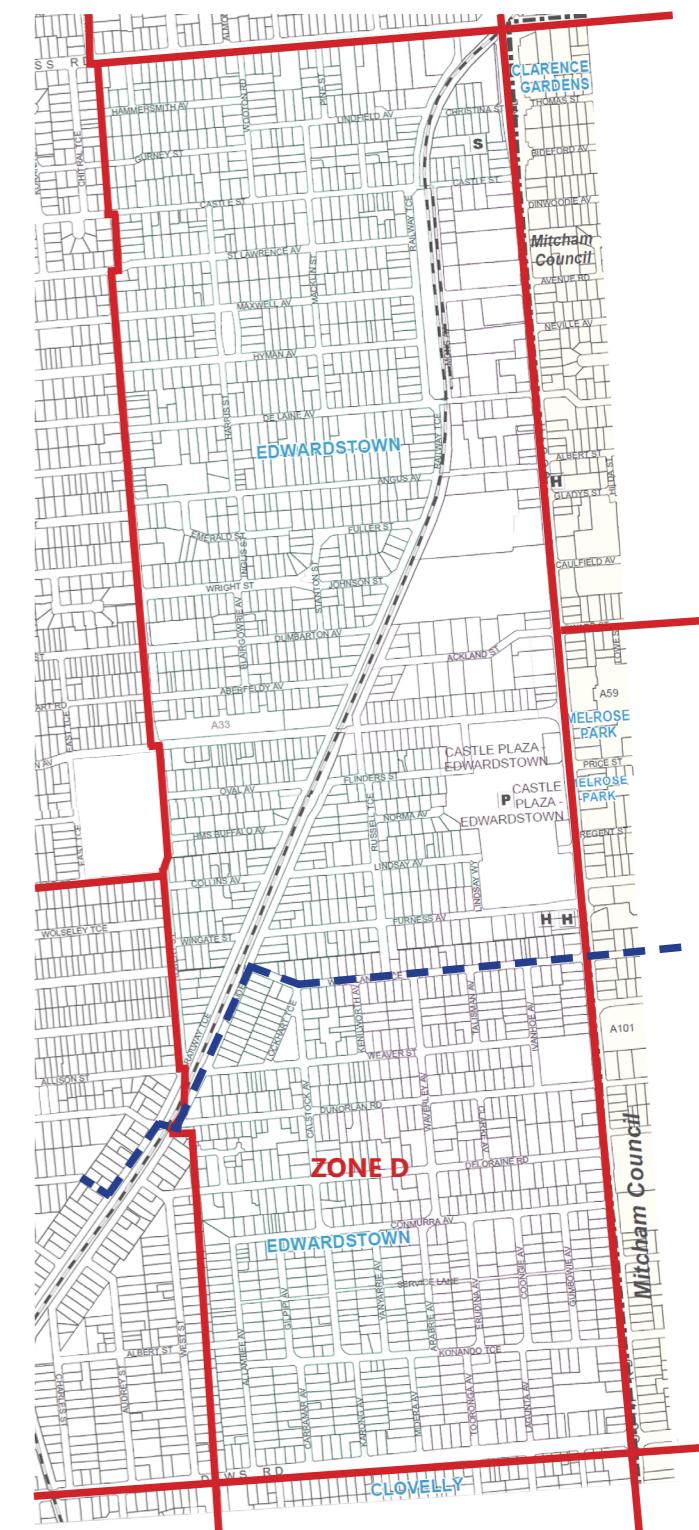
### AIRPORT BUILDING HEIGHTS

**ZONE C** ALL STRUCTURES EXCEEDING 15 METRES ABOVE EXISTING GROUND LEVEL

**ZONE D** ALL STRUCTURES EXCEEDING 45 METRES ABOVE EXISTING GROUND LEVEL

— AIRPORT BUILDING HEIGHTS

— EDWARDSTOWN SUBURB BOUNDARY



**FIGURE 3.3: ZONES**

### 3.4 CURRENT POLICY AREAS

Existing zoning is currently more focused on low scale, low to medium density housing (northern) and industry/commerce, followed by medium density and residential character.

The area which includes Castle Plaza was not shown on the Policy Area map to be within one of the following policies.

It is important to note that the current planning policies are presently undergoing changes to this area to make it more attractive for investment.

	12 MEDIUM DENSITY
	13 NORTHERN
	16 REGENERATION
	17 RESIDENTIAL CHARACTER
	2 SOUTH ROAD
	5 INDUSTRY/COMMERCE
	22 RECREATION
	EDWARDSTOWN SUBURB BOUNDARY



**FIGURE 3.4: CURRENT POLICY AREAS**



# 3.0 PRECINCT ANALYSIS

## 3.5 VISUAL CHARACTER ANALYSIS

Upon visiting Edwardstown the following features of the suburb were noted:

- Streetscape is becoming unsafe on South Road due to cracks, lifted pavers, and rocks from the asphalt on South Road being kicked up, creating an uneven surface.
- Limited landmark buildings and structures.
- Lack of vibrancy and colour.
- Limited walkability.
- Limited plantings and tree canopies, especially in the northern industrial and commercial area of the suburb.
- Hot urban setting due to limited shading.
- Signage littering along South Road - no consistency and limited legibility.
- Unsafe movement of vehicles and trucks.
- The entrance to Castle Plaza from Norma Avenue is not wheelchair friendly.
- Lack of easily identifiable entrance points and signage.
- Many vacancies.

Areas noted as having a visual character were:

- Angus Street and Erudina Avenue (Shown on map in purple).
- Messines Avenue (Heritage site, shown on map in blue, see table on the next page for number).
- South of the suburb there is a distinct difference in character. The south has more murals, cleaner landscaping and more tree canopies (Shown on map in aqua).

- HERITAGE SITES, REFER TO TABLE
- VISUAL CHARACTER AREAS
- STREET MURAL/ STREET ART WALL
- CHARACTER AREA
- EDWARDSTOWN SUBURB BOUNDARY

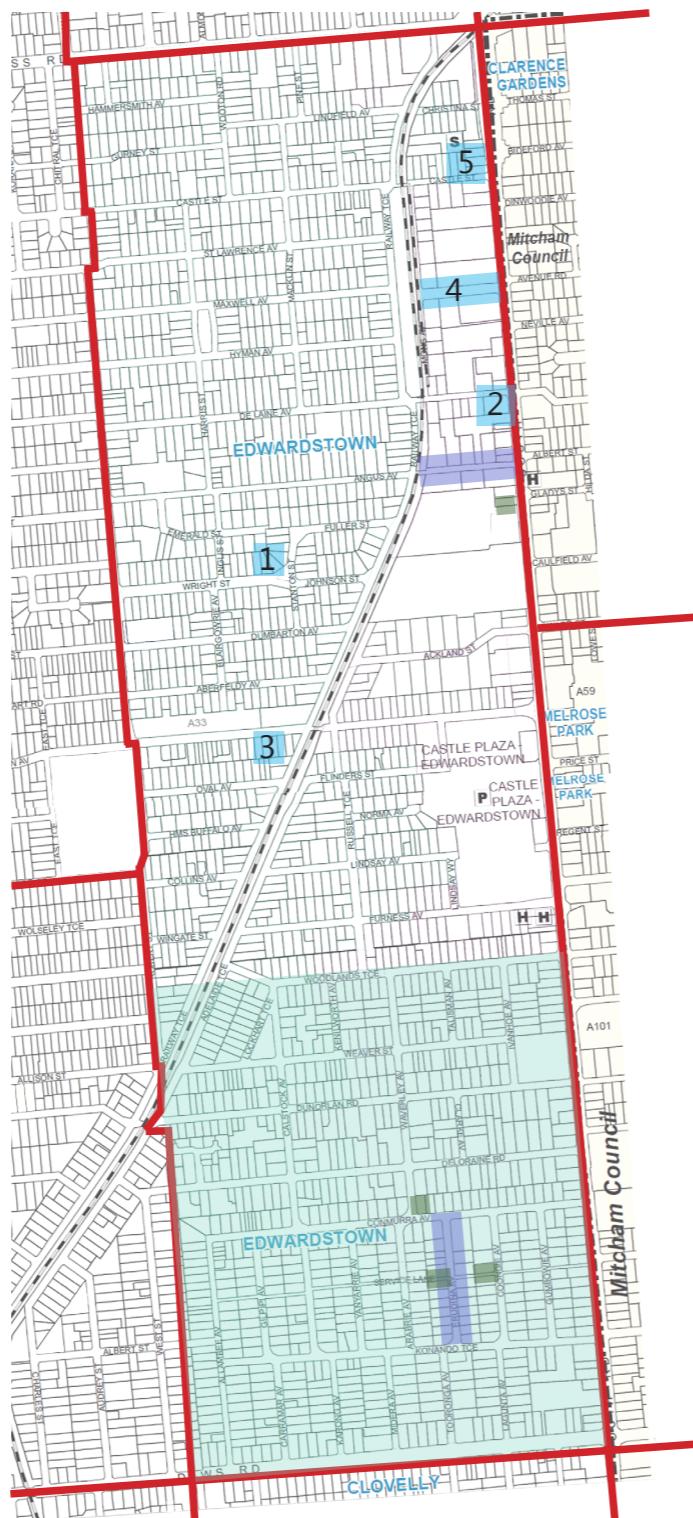


FIGURE 3.5: VISUAL ANALYSIS



Erudina Avenue.



No vegetation on Woodlands Terrace.



Sign to St Anthony's School is pointing in the wrong direction.



Angus Street.



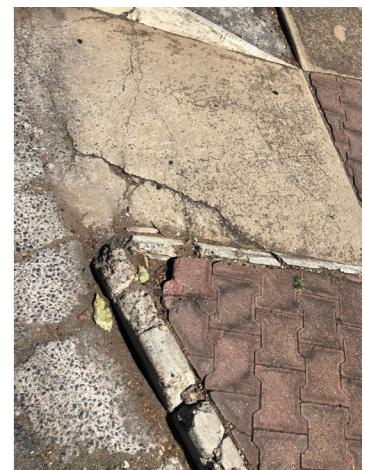
Weeds covering the pathways on Mons Avenue.



Street art on Coongie Avenue.



Infrastructure damage on Weaver Street.



Cracked, unsafe paving along South Road, and surrounding streets of Castle Plaza.



Street art on Erudina Avenue.



The asphalt on South Road has kicked up on to the footpath, creating an uneven and unsafe space.



Entrance to Castle Plaza from Norma Avenue - not wheelchair friendly, and not welcoming to visitors and residents.



Small Edwardstown sign on Raglan Avenue, one of few markers of the precinct.



Messine Avenue has potential to be a social hub by an uplift of the public realm. At the moment, it is covered with weeds, graffiti and is primarily used for parking.



Vacant building on Castle Street.



Lack of colour and vibrancy on Waverley Avenue.



For lease sign on Raglan Avenue for a building with graffiti.

## CHARACTERISTICS

Residential housing:

- Brick and rendered facades.
- Pitched roofs.
- Detached, single storey dwellings.
- Large rear gardens.
- Traditional, medium sized front gardens.
- Medium front setbacks.

Industrial and commercial buildings - Northern part of Edwardstown:

- Typically modernist "box" structures.
- Brick and rendered facades.
- Small to no front setbacks.
- Limited landscaping - and where there is, it is not taken care of.
- Limited to no street tree coverage.
- Maintenance issues.
- Limited amenity.

Industrial and commercial building - Southern part of Edwardstown:

- More tree canopies.
- Mural and street artwork.
- Cleaner landscaping.



3 WRIGHT STREET.



MAID OF AUCKLAND HOTEL.



1/57 RAGLAN AVENUE.



MESSINES AVENUE.



ST ANTHONY'S CHURCH.

## 3.6 HERITAGE AND HISTORIC CONSERVATION

Edwardstown has no state heritage listings, however it does have five Local Heritage Listings:

No. On Map	Address	Description	Ownership	Class
1	3 Wright Street, EDWARDSTOWN	Former shop and attached dwelling	Private	Local
2	926-928 South Road, EDWARDSTOWN	Maid of Auckland Hotel	Private	Local
3	1/57 Raglan Avenue, EDWARDSTOWN	Dwelling	Private	Local
4	Messines Avenue, EDWARDSTOWN	War Memorial; Avenue of trees located either side of Messines Avenue	City of Marion	Local
5	1 Castle Street, EDWARDSTOWN	St Anthony's Church and School; Red brick 1929 building facing Castle Street including side porch and rear lean-to	Private	Local

# 3.0 PRECINCT ANALYSIS

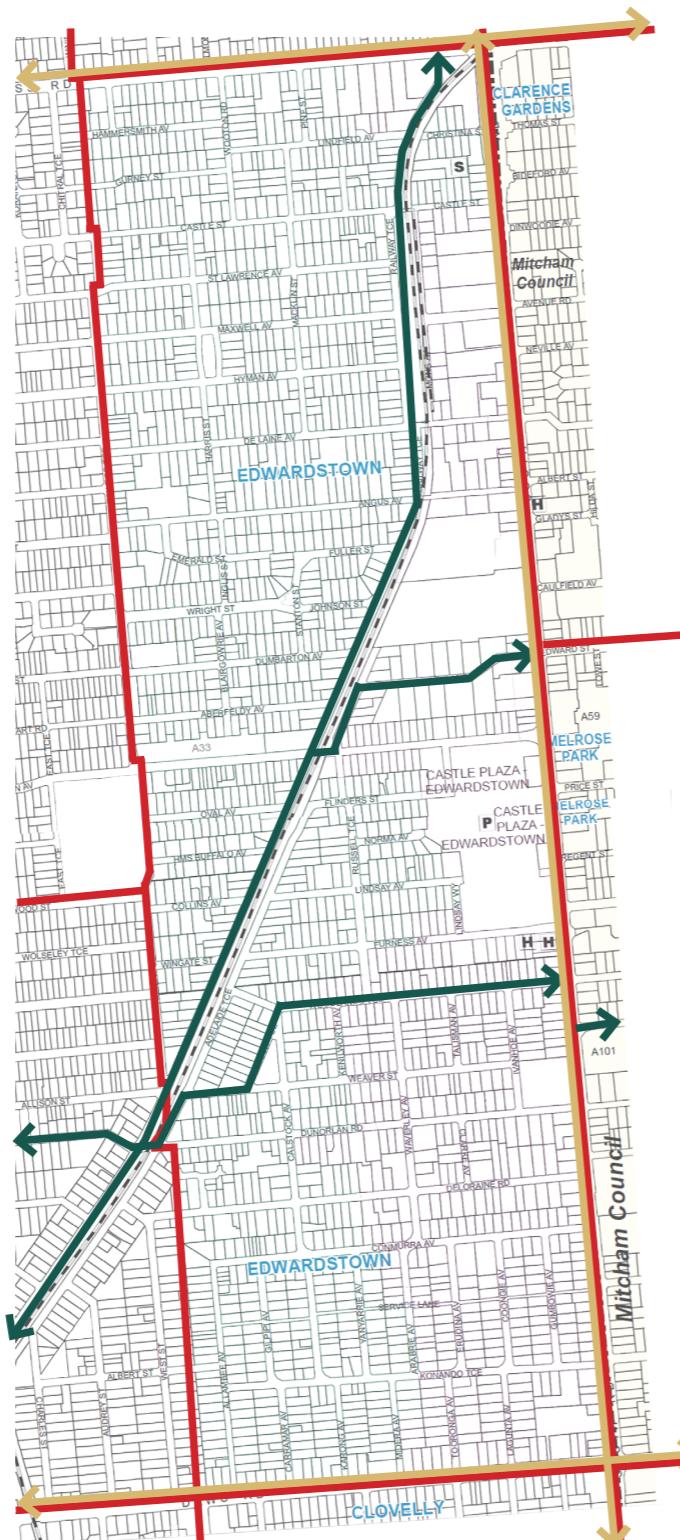
## 3.7 ACCESS AND MOVEMENT

Edwardstown is serviced by existing road, rail, bus and bike networks.

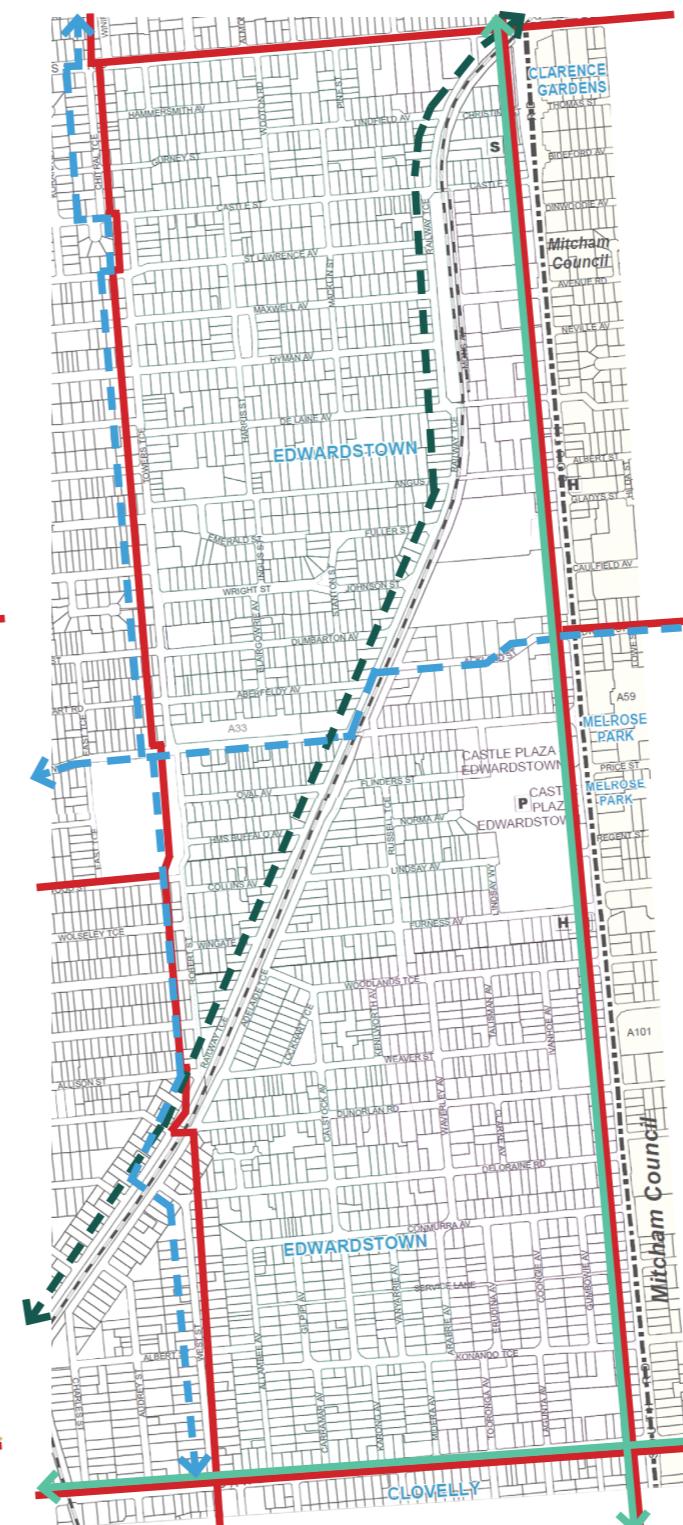
**Figure 3.6** identifies the main arterial road networks. **Figure 3.7** shows the passenger rail network and existing stations (Edwardstown and Woodlands Park), bus routes. **Figure 3.8** identifies the greenways and bicycle routes.

Access and movement to the retail core of Castle Plaza is also shown. While Castle Plaza has adequate connections for a shopping centre of its size, there is considerable opportunity for improved legibility, in terms of visibility from South Road and Raglan Avenue to nearby bus stops and train stations.

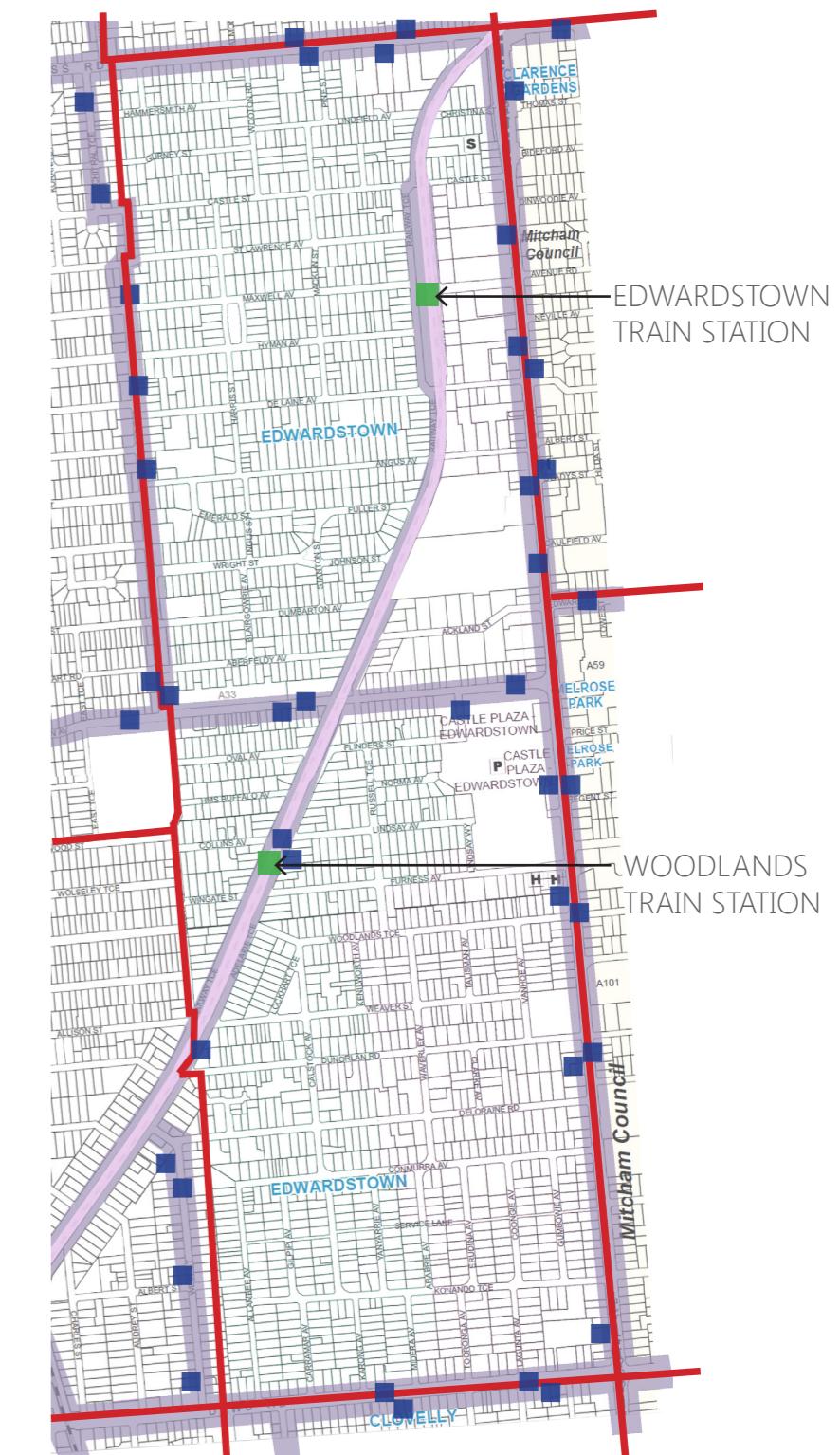
- PRIMARY ARTERIAL ROADS
- SECONDARY ARTERIAL ROADS
- SECONDARY ROAD
- PUBLIC TRANSPORT
- BUS STOPS
- TRAIN STOPS
- RAILWAY
- REGIONAL EXISTING BIKE ROUTE
- MARINO ROCKS GREENWAY
- LOCAL EXISTING BIKE ROUTE
- EDWARDSTOWN SUBURB BOUNDARY



**FIGURE 3.6: ACCESS AND MOVEMENT: CAR**



**FIGURE 3.8: ACCESS AND MOVEMENT: BIKE AND GREENWAYS**



**FIGURE 3.7: ACCESS AND MOVEMENT: PUBLIC TRANSPORT**

## 3.8 ENVIRONMENTAL QUALITY

The railway and South Road are noise generators that will need to be addressed through building design techniques. Additionally, future building design needs to respond to the sun's movement to avoid glare and reduce heat. Passive solar design considerations should be considered.

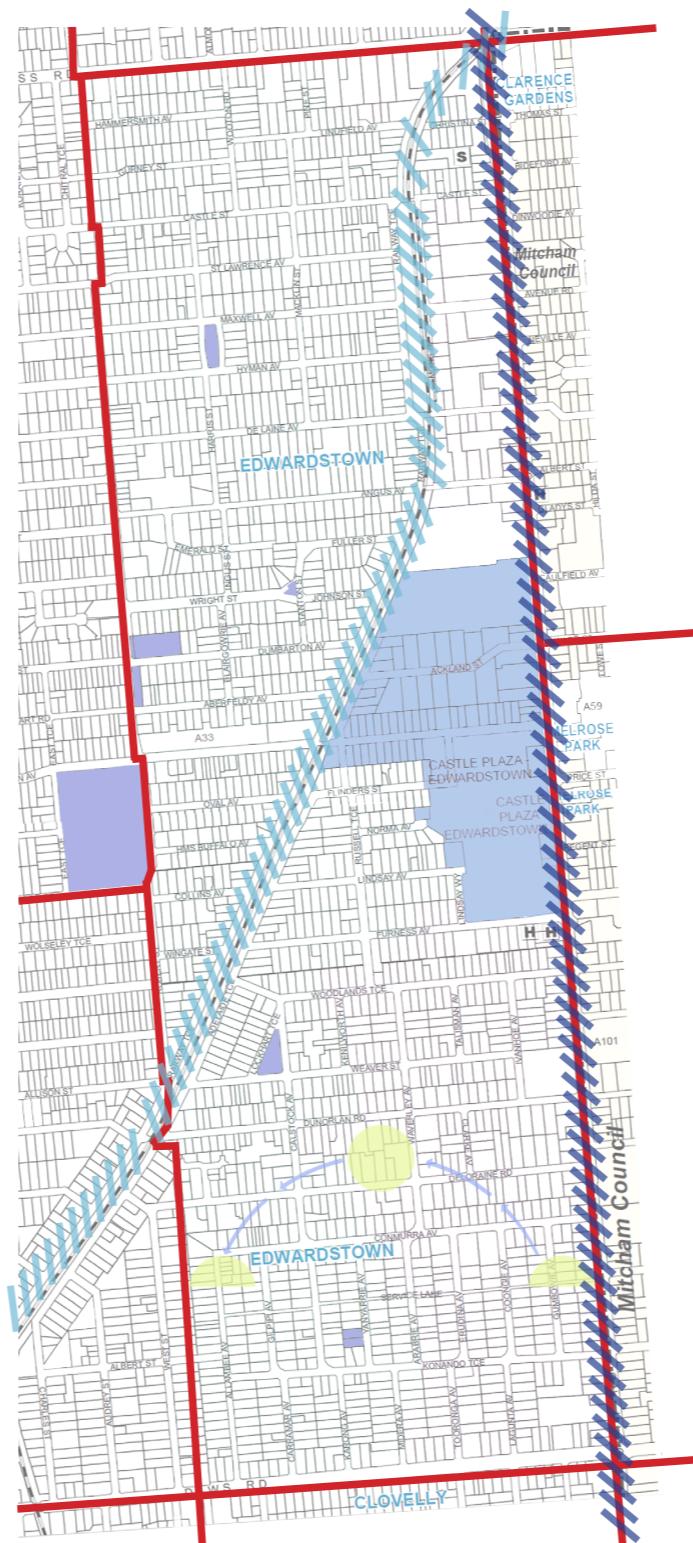
There is a noise and air emissions designated area\* where Castle Plaza and surrounding commercial and industry businesses are located. There is no current noise and air quality data for this precinct.

### URBAN HEAT (FIGURE 3.10)

South Road is home to the warmest areas in the City of Marion. Edwardstown has an average mean satellite-derived land surface temperature of 34.0 to 34.5 degrees Celsius. Therefore, there is an opportunity to reduce the energy output and use in the area, and to implement more greening of the space in order to reduce urban heat.

Heatwaves are known to cause greater morbidity and mortality than other climate extremes. The Resilient South Regional Climate Change Adaptation Plan states that increasing and improving the green spaces in our urban areas to mitigate heat will help increase the resilience of vulnerable people to a hotter future.

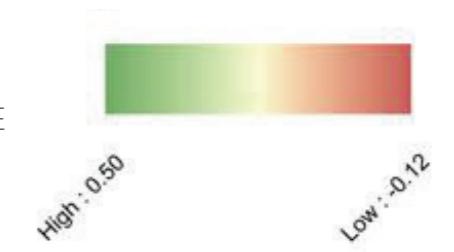
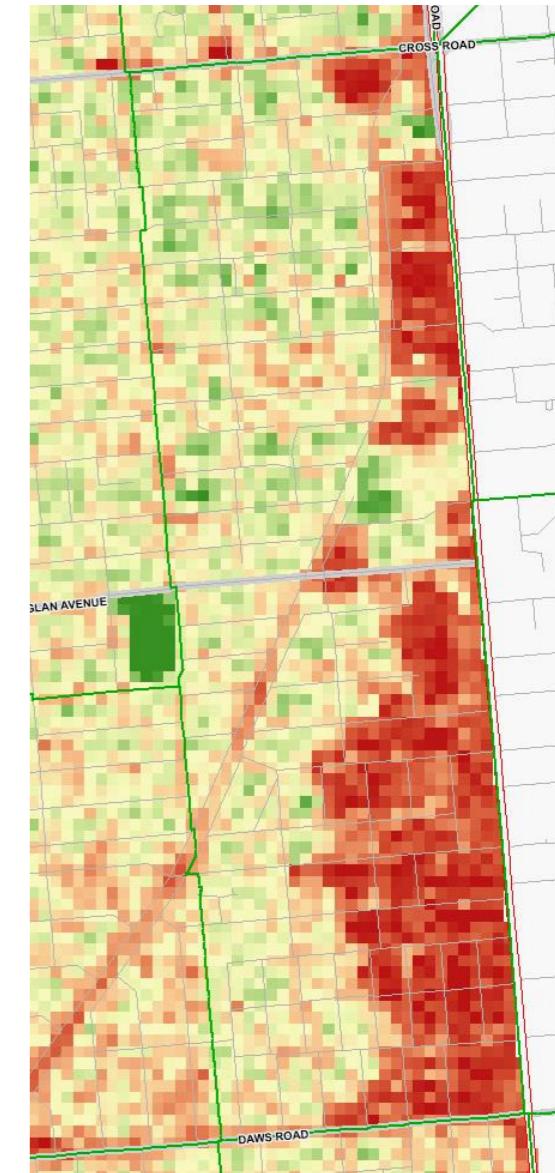
- █ NOISE AND AIR EMISSIONS DESIGNATED AREA
- ← SUN SET DIRECTION
- █ RESERVES
- // TYPE A ROAD
- // TRAIN LINE
- EDWARDSTOWN SUBURB BOUNDARY



**FIGURE 3.9: ENVIRONMENTAL CONSTRAINTS**



**FIGURE 3.10: URBAN HEAT MAP**



**FIGURE 3.11: NORMALISED DIFFERENCE VEGETATION INDEX (NDVI)**

\*Information is from Development Plan Marion Council, Consolidated 29 November 2018, [https://www.dpti.sa.gov.au/\\_data/assets/pdf\\_file/0007/247633/Marion\\_Council\\_Development\\_Plan.pdf](https://www.dpti.sa.gov.au/_data/assets/pdf_file/0007/247633/Marion_Council_Development_Plan.pdf)

# 4.0 DEMOGRAPHIC PROFILE

A demographic analysis of Edwardstown was conducted, shown here are the highlights. To see the full analysis refer to Attachment 1.



## 4.1 POPULATION



Resident population of **4,435**



Population density **19.08** persons per hectare  
Greater Adelaide: 4.10 persons per hectare



**66.5%** are eligible voters (Citizens aged 18+)



**90.7%** are employed



**80.6%** are Australian Citizens



**36** is the median age Australian Citizens



**51%** is female  
**49%** is male



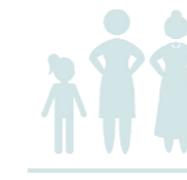
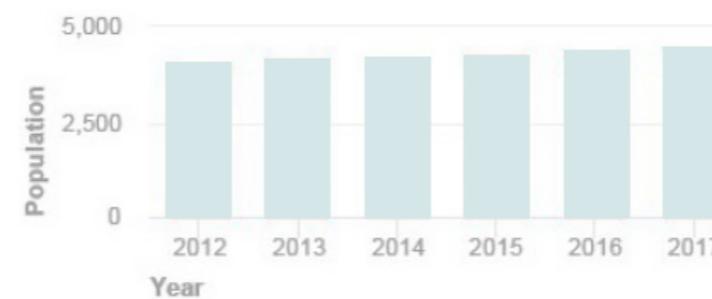
**85.2%** Population over 15



**1.8%** Aboriginal and Torres Strait Islander Population

## ESTIMATED RESIDENT POPULATION EDWARDSTOWN

The graph demonstrates a stable population



## 4.2 AGE STRUCTURE

**19.1%** Young workforce  
Greater Adelaide: 13.8%

### CHANGES IN AGE STRUCTURE FROM 2011 to 2016

<b>+199</b>	Empty nesters and retirees (60 to 69)
<b>+198</b>	Young workforce (25 to 34)
<b>+85</b>	Babies and pre-schoolers (0 to 4)
<b>+63</b>	Older workers and pre-retirees (50 to 59)

Data collected from Community ID, accessed 23/01/2019



## 4.3 ANCESTRY

**33.9%**  
Greater Adelaide: 37.3%  
highest is English ancestry (followed by Australian 29.2%, Irish 10%, Scottish 8%, German 7.6% and Chinese 6.7%).



## 4.4 BIRTHPLACE

**3.5%**  
Greater Adelaide: 7.4%  
highest were born in the United Kingdom (followed by China 3.2%, India 2.7% and Malaysia 1.2%).



## 4.5 OVERSEAS ARRIVALS

**25%**  
of Edwardstown's population was born overseas



## 4.6 HIGHEST QUALIFICATION RECEIVED

**22%**  
of Edwardstown's citizens have a University Qualification



## 4.7 EMPLOYMENT STATISTICS

### 4.7.1 EMPLOYMENT STATUS

<b>2,110</b>	Size of labour force
<b>9.2%</b>	Unemployment Rate
<b>58%</b>	Population in the work force

### 4.7.2 INDUSTRY SECTOR EMPLOYMENT

#### JOBs HELD BY THE RESIDENT POPULATION BY INDUSTRY SECTOR

<b>17.2%</b>	Health care and social assistance
<b>11.6%</b>	Retail trade
<b>9.3%</b>	Education and training

### 4.7.3 OCCUPATION OF EMPLOYMENT

#### JOBs HELD BY THE RESIDENT POPULATION BY OCCUPATION

<b>23.7%</b>	Professionals
<b>14.5%</b>	Community and personal service workers
<b>14.3%</b>	Clerical and administration workers

#### CHANGES IN OCCUPATION FROM 2011 to 2016

<b>+100</b>	Community and personal service workers
<b>+61</b>	Professionals



## 4.8 METHOD OF TRAVEL TO WORK

**8.5%** travel by train  
Greater Adelaide: 2.3%

**+43** Number of employed people

CHANGES IN METHOD OF TRAVEL TO WORK FROM  
2011 to 2016

**+125** use car (as the driver)



## 4.10 DWELLINGS

### 4.10.1 DWELLING STRUCTURE

**1,148** Separate houses

**980** Medium density dwellings

**0** High density dwellings

### 4.10.2 NUMBER OF BEDROOMS PER DWELLING

**32%** have 2 bedroom dwellings  
Greater Adelaide: 18.7%

## 4.9 HOUSEHOLD

### 4.9.1 HOUSEHOLDS WITH CHILDREN

**21%** Couples with Children

### 4.9.2 HOUSEHOLDS WITHOUT CHILDREN

**36%** Lone Person Households

### 4.9.3 HOUSEHOLD SIZE

**37.6%** of households have 1 person  
Greater Adelaide: 22.7.4%

# 5.0 ECONOMIC ANALYSIS

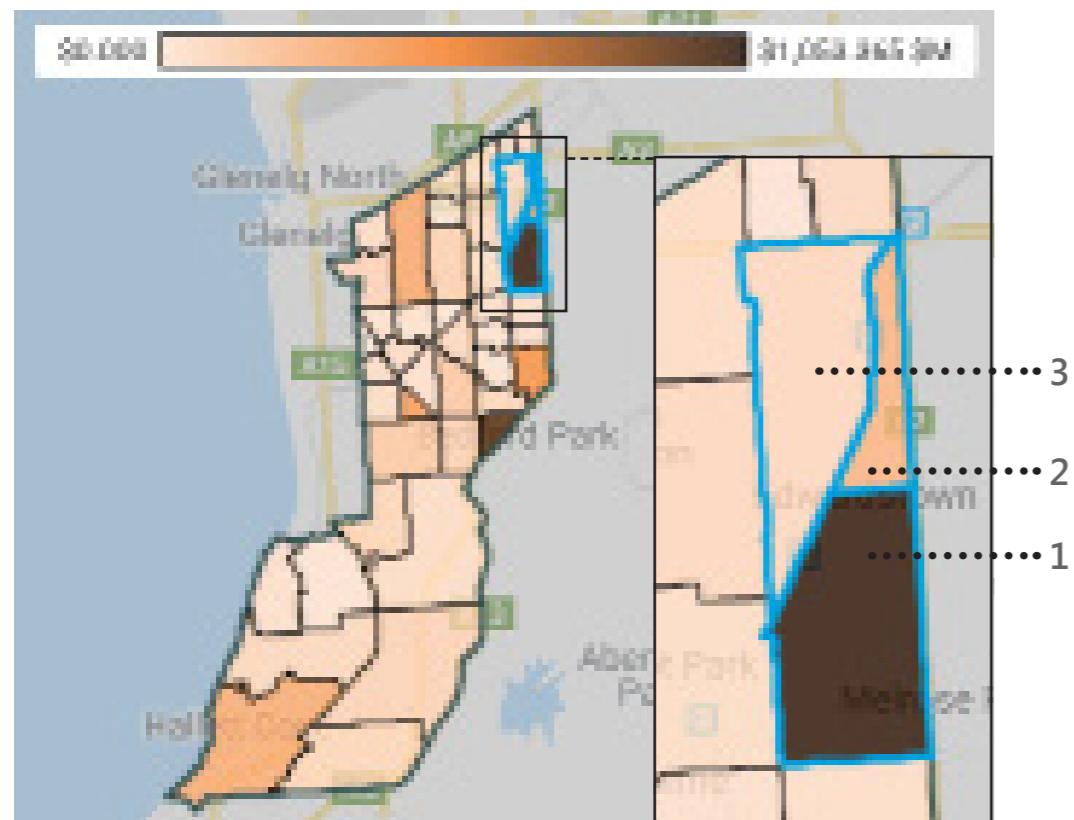
An economic analysis of Edwardstown was conducted, shown here are the highlights. This is a proportion of the City of Marion economy. To see the full analysis refer to Attachment 2.

The suburb of Edwardstown can be split into 3 destination zones as seen in Figures 5.1 and 5.2.

Zone one is the main industrial precinct of Edwardstown, while zone two is mainly commercial and zone three is residential.

Destination Zones	\$M	%	Area ha	%	\$M/ha
Edwardstown 1 Industrial	\$1,053.365	17.6%	107.650	1.9%	\$9,785
Edwardstown 2 Commercial/Industrial	\$250.894	4.2%	29.950	0.5%	\$8,377
Edwardstown 3 Residential	\$75.340	1.3%	95.530	1.7%	\$790
<b>Sub-Total</b>	<b>\$1,379.599</b>	<b>23.1%</b>	<b>134.130</b>	<b>4.2%</b>	<b>\$5,892</b>

**FIGURE 5.1:** THE THREE DESTINATION ZONES OF EDWARDSTOWN RANKED BY OUTPUT



**FIGURE 5.2:** THE THREE DESTINATION ZONES OF EDWARDSTOWN AND THEIR LOCATION WITHIN THE CITY OF MARION



## 5.1 OUTPUT DATA

**23.1%**  
**\$1,379.599M**  
Total output contribution

**36.8%**  
**\$507.577M**  
Manufacturing industry's total output

**18.4%**  
**\$253.620M**  
Construction industry's total output



## 5.2 EMPLOYMENT

**19.9%**  
**4,582 JOBS**  
Contribution to total employment

**20.2%**  
**925 JOBS**  
Manufacturing industry's contribution to total jobs

### 5.2.1 MANUFACTURING SECTOR EMPLOYMENT DATA

**204 JOBS**  
Are generated from metal and metal product manufacturing



## 5.3 WAGE AND SALARIES

**18.7%**  
**\$281.727M**  
Total wage and salary contribution

### 5.3.1 MANUFACTURING SECTOR WAGES AND SALARIES DATA

**20.1%**  
Manufacturing industry's total wages and salaries



**28.6%**  
**\$453.467M**  
Total local sales contribution



## 5.5 REGIONAL EXPORTS

**24.8%****\$349.556M**

Total region exports contribution

5.5.1 MANUFACTURING SECTOR  
REGIONAL EXPORTS DATA**60.2%**Manufacturing industry's  
total regional exports

## 5.6 LOCAL EXPENDITURE

**24%****\$381.197M**Total local expenditure  
contribution5.6.1 CONSTRUCTION SECTOR  
LOCAL EXPENDITURE DATA**34%**Construction industry's total  
local expenditure**\$70.512M**Construction services total  
local expenditure

## 5.8 VALUE ADDED

**16.5%****\$507.716M**

Total value-added contribution



## 5.9 BUSINESS COUNT

**1,775****BUSINESSES**

Total Businesses

5.10 NUMBER OF VACANCIES  
LISTED ON COMMERCIAL  
REAL ESTATE**49****VACANCIES**

Total vacancies



## 5.11 KEY PROPULSIVE SECTORS

The industry sectors which are the key drivers of the City of Marion Region's economy in terms of regional exports, employment, value-added and local expenditure on goods and services (backward linkages) are detailed below.

Industry Sectors	Backward Linkages	Exports	Employment	Value-Added	Total
Construction	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4
Financial & Insurance Services	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3
Health Care & Social Assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3

**FIGURE 5.3: BREAKDOWN BY INDUSTRY SECTOR**

# 6.0 URBAN FRAMEWORK OPPORTUNITIES

A quick spatial analysis of the opportunities and constraints was undertaken and represented in three categories: Access, Amenity and Activation. These categories will be discussed below and can be used for guidance when considering the revitalisation of the Edwardstown precinct. Furthermore, this can help inform any further detailed investigation.

## 6.1 ACCESS

### 6.1.1 CASTLE PLAZA

- The entrance to Castle Plaza from **Norma Avenue is not welcoming and is not wheelchair friendly**.
- While Castle Plaza has adequate connections for a shopping centre of its size, there is considerable **opportunity for improved legibility**, in terms of visibility from South Road and Raglan Avenue to nearby bus stops and train stations - **way-finding**.
- A clearer path for **pedestrian access is needed at the rear of Castle Plaza**, near Brook Street and Flinders Street, as currently pedestrians walk through the car access area.
- The creation of an integrated transport solution which **balances access to and within the centre of Edwardstown (Castle Plaza)** by all modes.
- Consideration given to **managing parking supply and encouraging the use of public transport, walking and cycling**.



Entrance to Castle Plaza from Norma Avenue - not wheelchair friendly, and not welcoming to workers and residents.



Exit sign from Castle Plaza with poor surrounding landscape.



Entrance to the rear of Castle Plaza near Flinders Street, with no clear pedestrian access.

### 6.1.2 RAILWAY AND PUBLIC TRANSPORT

- Legibility in terms of way-finding** should be improved to direct people to and from Castle Plaza.
- Weeds along paths**, making it uncomfortable to walk - especially along Messines Avenue, close to St Anthony's School where children will be walking, and further along Mons Avenue close to local businesses.



Existing sign could be amended to allow for way-finding to popular areas in the suburb.



The railway exit could be improved and made more aesthetically pleasing. Additionally the functionality of the space could also be improved to provide way-finding signs to popular areas in the suburb such as Castle Plaza.



Graffiti on the Edwardstown sign should be removed for better clarity and a sense of pride in the suburb for residents.



Weeds along Messines Avenue, this trend continues up until Mons Avenue.

### 6.1.3 ROAD IMPROVEMENTS

- Only 13% of Edwardstown's population take public transport to work.
- Suggests that the **public transport of the area could be improved** to encourage more visitors and residents to use it.
- Also suggests that the **roads should be improved** for the 65.7% of Edwardstown's population that drives, especially along the main arterial road of South Road.
- 77.2% of Edwardstown residents own their own car.
- This can help support the need for **road improvements** in the area, especially **along South Road**.
- Better **freight movements**.
- There is a need to develop an **interconnected framework of street, promenades and open spaces**.
- **Visual and physical connections and linkages** should be encouraged to provide integration of existing residential communities with the new Edwardstown.
- **Direct linkages beyond the suburb** utilising the existing rail network.

### 6.1.4 ENTRANCE POINTS

- The suburb **lacks easily identifiable and aesthetic entrance points**, with only small signs from The City of Marion along Cross Road and Daws Road. More clarity is needed along these streets, in addition to South Road.
- Additionally, similar signs are found along Raglan Avenue, however, they **do not contribute to the lively and welcoming atmosphere that is hoped for Edwardstown**.



Small Edwardstown sign on Raglan Avenue, one of few markers of the precinct.



Paving issues along South Road,



Asphalt issues on Raglan Avenue.

# 6.0 URBAN FRAMEWORK OPPORTUNITIES

## 6.2 AMENITY

### 6.2.1 PAVING/STREETSCAPE

- The area around Castle Plaza is in need of new landscaping around the site as paving is becoming unsafe** as it is cracked and lifting up.
- Rocks from the asphalt on South Road are being kicked up and creating an uneven surface on the footpaths.
- Limited plantings and tree canopies** in the area, creating a high heat index and uncomfortable space to be in during warmer weather.
- Graffiti.**
- Weeds against buildings**, making businesses / public realm look undesirable.



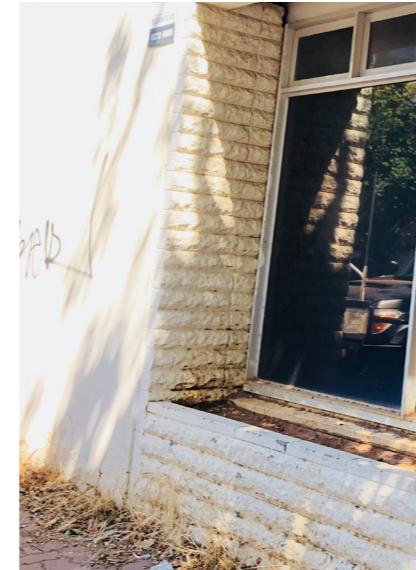
Cracked, unsafe paving along South Road, and surrounding streets of Castle Plaza.



Example of how the asphalt on South Road has kicked up on to the footpath, creating an uneven and unsafe space.



Graffiti on Wilfred Street.



Weeds against a building on Messines Avenue.



More tree canopy coverage is needed along streets such as Woodlands Terrace.



Poor and unloved landscaping along South road.



Poor and unloved landscaping and planting along Mons Avenue.

## 6.2.2 COMMUNITY/RECREATION SPACES

- Median age is 36.
- Young workforce (25-34) and parents and homebuilders (35-49) are the primary residents.
- Therefore, more **parks and open community spaces** are important.
- Largest change in family/household types in Edwardstown between 2011 and 2016 was an increase in couples with children.
- Suggests that the suburb is **becoming a more family friendly and orientated area** and will require more parks and open community spaces.
- Limited public nodes that provide **points of interest for visitors and residents**, potential for more art nodes to be added.
- Edwardstown has a relatively **limited supply and distribution of large open space**.
- A mix of parkland, focused around key destinations or as key destinations themselves, similar to the existing Edwardstown Soldiers' Memorial and Recreation Ground, should be established to meet a diverse range of needs of local residents, workers and visitors. They should be designed to exhibit different character attributes relative to their location, function and urban form.

## 6.2.4 DWELLING TYPE

- There is currently no high density housing options in Edwardstown.
- Therefore, it is worth considering **high density housing** within Edwardstown as there is a market for this since there is a large amount of 25-34 aged residents in the area due to the close proximity to the CBD.

## 6.2.3 HERITAGE SITES

- Edwardstown has no state heritage listings, and only five Local Heritage Listings. These listings impact the nature of redevelopments able to occur on affected sites, but additionally, due to the limited amount of heritage listings it **demonstrates the need to bring a special sense of place to the suburb** of Edwardstown.
- Signage on the corner of Messines Avenue and South Road to St Anthony's school and church is incorrect.** Signs are pointing in the direction of Messines Avenue, however, the church is further along South Road, situated on the corner of Castle Street.
- Messines Avenue** should be improved as currently is not being celebrated as a war memorial site, it is being used purely for parking purposes and is covered in weeds. The site **has potential to be used as a social space**.



Sign to St Anthony's School is pointing in the wrong direction, it is further along South Road, on the corner of Castle Street.



Messine Avenue has potential to be a social space due to the high tree coverage, however, the site is covered with weeds, graffiti and is currently primarily used for parking.

# 6.0 URBAN FRAMEWORK OPPORTUNITIES

## 6.3 ACTIVATION

### 6.3.1 LANDMARK SPACES

- Limited landmark buildings, community and recreation spaces** in the suburb - there are no large spaces for the community and workers to gather - especially along South Road where the workers are situated.



### 6.3.2 UNWELCOMING STREETSCAPES

- Issues brought forward in 6.2 need to be addressed** in order for people to want to be in the suburb.

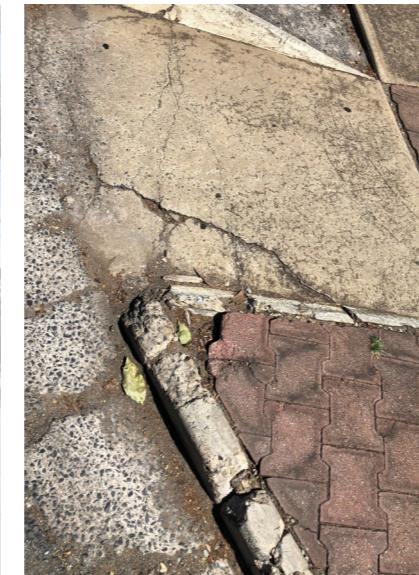


Graffiti on Wilfred Street.

Weeds against a building on Messines Avenue.

More tree canopy coverage is needed along streets such as Woodlands Terrace.

Poor and unloved landscaping along South road.

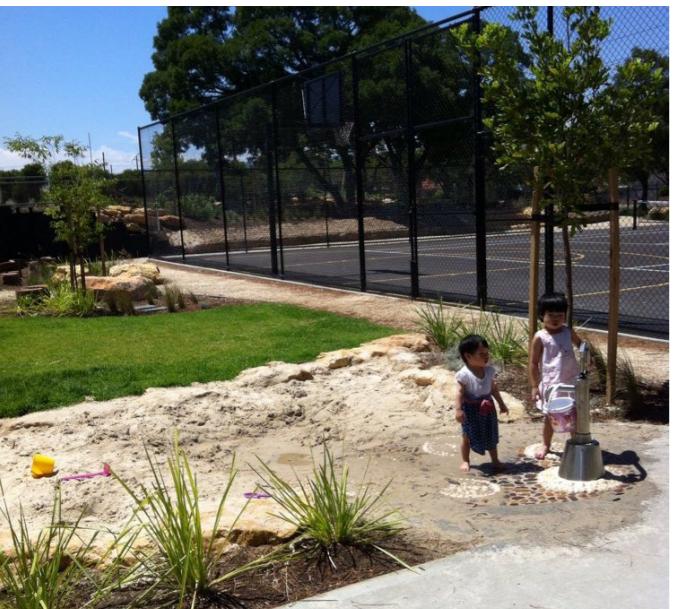


Poor and unloved landscaping and planting along Mons Avenue.

Cracked, unsafe paving along South Road, and surrounding streets of Castle Plaza.

Example of how the asphalt on South Road has kicked up on to the footpath, creating an uneven and unsafe space.





Edwardstown Soldiers' Memorial Recreation Ground



3 Wright Street



Maid of Auckland Hotel



Edwardstown Football Club

## Seacliff Park DPA

<b>Originating Officer</b>	Manager - Development and Regulatory Services. - Warwick Deller-Coombs
<b>Corporate Manager</b>	Manager Development and Regulatory Services - Warwick Deller-Coombs
<b>General Manager</b>	Acting General Manager City Development - Fiona Harvey
<b>Report Reference</b>	SUPC190903R05

### REPORT OBJECTIVE

The objective of this report is to provide the Urban Planning Committee with an update on the progress of the Seacliff Park Residential and Centre Development Plan Amendment.

### EXECUTIVE SUMMARY

#### Development Plan Amendment Consultation

- The Seacliff Park Residential and Centre Development Plan Amendment is currently out on public consultation which concludes on 17 October 2019.
- There is a public hearing scheduled on 24 October 2019 (if anyone registers to be heard). If it goes ahead, it will be held at City of Holdfast Bay's (CoHB) civic centre on Jetty Road, Brighton.
- Administration is working with the 5049 Coastal Community residents group on providing a special briefing for that interested community (currently scheduled for 19 September 2019). A planning session is due to be held 2 September 2019 to work on the details of the session.
- CoHB and CoM agreed to send a DPA information brochure out to all residents with 5049 postcode (attached). This is over and above the statutory consultation requirements but was considered necessary due to the high public interest in the project.
- The brochure will be delivered to residents over the next week and a digital copy will be available on the Making Marion website.

#### Infrastructure Negotiations

- An initial meeting has been held between staff and lawyers representing the Seacliff Development Group, CoHB and CoM.
- There is additional work being undertaken to inform the negotiations including a costing report for traffic infrastructure (i.e. new lights on Scholefield/Ocean Boulevard intersection) and additional stormwater modelling for the sub-catchment in CoHB.
- Council will be required to consider sign-off on the infrastructure requirements towards the end of the year before the DPA is presented to the Minister for Planning for approval.
- Administration will update the Urban Planning Committee and Council once more details are known of the indicative costs to Council and likely delivery plan for required infrastructure.

### RECOMMENDATION

1. That the Urban Planning Committee note this report.

**Attachment**

#	Attachment	Type
1	Attachment 1 - Seacliff Park Flyer	PDF File

# NEW LIFE FOR “CEMENT HILL”

## Seacliff Park Residential and Centre Development Plan Amendment



### Marion and Holdfast Bay councils are working together to rezone the disused Cement Hill site at Seacliff Park.

This could enable the site to be improved for community benefit with retail outlets, houses, apartments, and quality open space.

So this long-awaited project can move to the next stage, the councils have prepared a joint Development Plan Amendment (DPA).

This seeks to make zoning consistent with the intended uses of the land.

#### Tell us your views

So we understand your views, you are invited to provide feedback on this proposal via:

- The Making Marion website:  
[www.makingmarion.com.au/SeacliffDPA](http://www.makingmarion.com.au/SeacliffDPA)
- Providing a written submission:  
Submissions Seacliff Park Residential & Centre DPA  
Chief Executive Officer  
City of Marion  
PO Box 21  
Oaklands Park SA 5046
- Email to:  
[communityengagement@marion.sa.gov.au](mailto:communityengagement@marion.sa.gov.au)

The DPA report can be viewed online at [www.makingmarion.com.au/SeacliffDPA](http://www.makingmarion.com.au/SeacliffDPA)

#### Public hearing

Please indicate in your submission if you would like to share your views by speaking at a public hearing.

The public hearing will be held at Brighton Civic Centre, 24 Jetty Road, Brighton, at 7pm Thursday, 24 October.

The hearing will only take place if a submission is received, and if people request to expand on their submission before a committee.

#### Background

The site has historically been used for quarrying, concrete and roof tile manufacturing, domestic landfill, and as a depot for a construction company.

Its run down nature has been a major concern for local residents for a number of years.

Part of the land is located in the City of Marion, and part in the City of Holdfast Bay.

**Submissions must be received by:  
5pm, Thursday, 17 October 2019.**

**Copies of the DPA report are available during office hours at:**

- **City of Marion, 245 Sturt Rd, Sturt**
- **City of Holdfast Bay, 24 Jetty Road, Brighton**



# Seacliff Park Residential and Centre Development Plan Amendment

## Proposed amendment

The amendment will change both councils' Development Plans by rezoning land informally referred to as "Cement Hill", or the "Monier/Lorenzin" site.

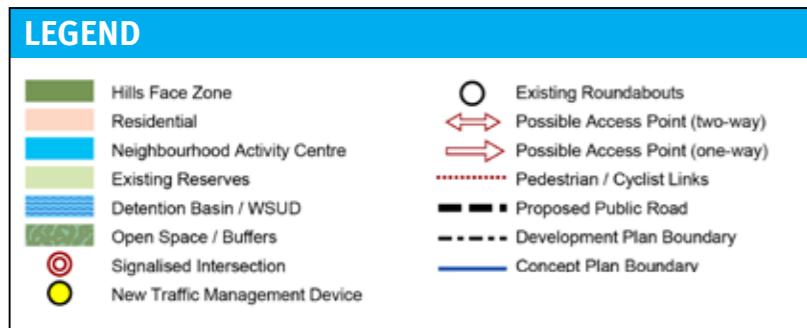
The land is currently within the Residential, Mineral Extraction and Hills Face Zones in the Marion Council Development Plan. It is in the Residential Zone within the Holdfast Bay Council Development Plan.

The councils are seeking to rezone the land to "Suburban Neighbourhood Zone".

This will enable low to medium density dwellings of up to six storeys to be built.

It will permit shops, business, and community facilities.

No change to the Hills Face Zone boundary or policies are proposed.



**Concept Plan - Seaciff Park DPA**



**Aerial View - Seaciff Park DPA**

**2012**

Aug - Rezoning process begins  
Nov - Initial community engagement

**2015**

Aug - Draft DPA public consultation postponed while relocation of quarry haul route investigated

**2019**

Aug - Consultation begins  
17 Oct - Consultation closes  
18 - 24 Oct - Submissions available for public viewing  
24 Oct - Potential public hearing if persons making a submission request to be heard by councils  
Nov - Councils amend the DPA (if required) and prepare other decision documents  
10 Dec - Councils to resolve to forward DPA to Minister for decision

**2020**

Jan - DPA to be submitted to the Minister

# Frequently Asked Questions

## Seacliff Park Residential and Centre Development Plan

### 1. What is a Development Plan Amendment?

Development Plans contain the planning controls that guide what can and cannot be developed in council areas. Planning authorities use these planning controls to assess new development proposals.

A Development Plan Amendment (DPA) is a document that describes proposed changes to a Development Plan.

DPA's must be prepared according to certain processes set out by legislation (the Development Act 1993 and associated Regulations).

### 2. Who can submit a formal comment on the DPA?

Anyone, however local residents, businesses and community groups are encouraged to make a submission.

### 3. When will the changes come into effect?

The councils are aiming to finalise work on the policy on the DPA by the end of 2019. The DPA will then be submitted to the the Planning Minister. If approved, the DPA's proposed zoning and policy will be included in both of the councils' Development Plans.

The next steps include more detailed site investigations, remediation, design work, and land division lay out.

When the land is divided, development applications can be lodged for buildings.

### 4. Does a DPA include details of what can be built?

A DPA only provides an indication of the likely layout of the site and types of potential developments. The detailed location and design of buildings won't be known until development applications are submitted.

### 5. Who currently owns the land?

Seacliff Oceanview Estate Pty Ltd.

### 6. Where can I find out more information?

[www.makingmarion.com.au/SeacliffDPA](http://www.makingmarion.com.au/SeacliffDPA)

### Follow the project:

Please visit at [www.makingmarion.com.au](http://www.makingmarion.com.au) to stay informed of the process.



City of Marion  
City of Holdfast Bay

Any questions?



Email  
[communityengagement@marion.sa.gov.au](mailto:communityengagement@marion.sa.gov.au)



Phone  
8375 6600

**WORKSHOP / PRESENTATION ITEMS****OTHER BUSINESS****MEETING CLOSURE**