

His Worship the Mayor
Councillors
CITY OF MARION



**NOTICE OF
URBAN PLANNING COMMITTEE 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 2 February 2016

Commencing at 6.30pm

In Committee Room 1

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 Committee Room 2 is via the main entrance to the Administration building on Sturt Road, Sturt.

A handwritten signature in dark ink, appearing to read "Adrian Skull", is written over a light grey rectangular background.

Adrian Skull
CHIEF EXECUTIVE OFFICER

28 January 2016

**CITY OF MARION
URBAN PLANNING COMMITTEE AGENDA
FOR THE MEETING TO BE HELD ON
TUESDAY 2 FEBRUARY 2016
COMMENCING AT 6.30 PM
COMMITTEE ROOM 1
245 STURT ROAD, STURT**



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. MEMBER'S DECLARATION OF INTEREST (if any)

4. CONFIRMATION OF MINUTES

Nil

5. BUSINESS ARISING

Nil

6. PRESENTATION

6.1 Overview of the City of Marion

7. REPORTS

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8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

10. MEETING CLOSURE

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

11. NEXT MEETING

The next meeting of the Urban Planning Committee is scheduled to be held on:

Time: 6:30pm

Date: 5 April 2016

Venue: Committee Room 1

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, City Development

Subject: Terms of Reference and Overview of Skills

Reference No: UPC020216R7.1

REPORT OBJECTIVE

To note the Committee Terms of Reference and provide an opportunity for each of the members to give an overview of their skills.

EXECUTIVE SUMMARY

The Urban Planning Committee is a formally constituted Committee of Council pursuant to Section 41 of the Local Government Act 1999 and is responsible to Council. The Committee also fulfils Council's responsibilities pursuant to Section 101A of the Development Act, 1993

The Committee's role is to report to Council and provide appropriate advice and recommendations on matters contained within the Committee's Terms of Reference (as adopted by Council at its General Meeting on 22 September 2015). A copy of the Terms of Reference is attached at Appendix 1.

The Committee comprises of 3 Elected Members and an independent member who each bring different skills and experiences to the meetings.

Each Committee member is invited to give an overview of their own skills and experience relevant to the Committee's objectives (as defined in the Terms of Reference).

RECOMMENDATION (2):

DUE DATES

That the Urban Planning Committee:

- | | |
|--|-----------------|
| 1. Notes the Terms of Reference identified at Appendix 1 to the report. | Feb 2016 |
| 2. Note the overview of skills provided by each of the Committee Members. | Feb 2016 |

Appendix I: Urban Planning Committee Terms of Reference

URBAN PLANNING COMMITTEE TERMS OF REFERENCE



1. ESTABLISHMENT

- 1.1 Pursuant to section 41 of the *Local Government Act 1999* (The Act) and Section 101A of the *Development Act*, the Council has established an Urban Planning Committee.

2. OBJECTIVES

- 2.1 The Committee is established for the purposes of:
- Reviewing the Development Plan for the City of Marion,
 - Addressing aggregated planning matters or concerns raised by the community,
 - Fulfilling Council's responsibilities pursuant to section 101A of the *Development Act 1993* regarding strategic planning and development policy for the City of Marion.

3. MEMBERSHIP

- 3.1 The membership of the Committee will comprise of:
- The Mayor Three other elected members
 - One expert member who is independent of Council
- 3.2 The Membership, term of appointment and the presiding member will be determined by resolution of the Council.

Elected Member Representatives

- 3.3 The Presiding Member will be one of the Elected Member Representatives. This member will receive the allowance prescribed in accordance with the Local Government Remuneration Tribunal determination.
- 3.4 The Elected Member Representatives will change during the term of Council however Council may resolve to re-appoint an Elected Member representative for consecutive terms if this provides continuity for the Committee.

Expert Member

- 3.5 The expert member will have experience in urban planning, development, and/or placemaking.

- 3.6 The appointment of the expert member will be made by the Council for a term to be determined by the Council. Council may resolve to re-appoint an expert member for consecutive terms.
- 3.7 If Council proposes to remove an expert member from the Committee, it must give written notice to the expert member of its intention to do so and provide the expert member with the opportunity to be heard at a council meeting which is open to the public, if the expert member so requests.
- 3.8 Remuneration will be paid to the expert member of the Committee to be set by Council from time to time. At a minimum, the remuneration paid to expert members will be reviewed within 12 months of a Council (periodic) election. The basis will be a set fee per meeting.

Process to source Expert Members

- 3.9 In accordance with sections 5.20 and 5.22 of the People and Culture Committee Terms of Reference, the People and Culture Committee will source and recommend to Council the appointment of the expert members on a Council committee.

4. BASIS FOR OPERATION.

- 4.1 The Committee does not have any delegated powers of Council, and all decision of the Committee will constitute recommendations to the Council.
- 4.2 For the purposes of section 41(8) of the Local Government Act 1999, the Council does not impose any reporting and accountability requirements on the basis that all decisions of the Committee constitute recommendations to Council.
- 4.3 The Committee will meet bi-monthly between February and November each year.
- 4.4 A quorum for a meeting of the Committee shall be three members of the Committee.
- 4.5 In the absence of the presiding member from a meeting, the members present will determine who will preside at the meeting.
- 4.6 Each member present at a Committee meeting must, subject to the provision of the Local Government Act 1999, vote on a question arising for decision at that meeting.
- 4.7 Where the Local Government Act 1999, the Local Government (Procedures at meetings) Regulations 2000 and these Terms of Reference do not prescribe procedures to be observed in relation to the conduct of a meeting of the Committee, the Committee may determine its own procedures.
- 4.8 The Chief Executive Officer will ensure appropriate support is provided to Committee.

5. TERMS OF REFERENCE

- 5.1 Within the parameters of the Local Government Act 1999, and having regard to the powers, functions and responsibilities of the Chief Executive Officer, the Committee is charged with undertaking the following:
 - 5.1.1 To provide advice to the Council in relation to the extent to which the Council's strategic planning and development policies accord with the Planning Strategy;

- 5.1.2 To develop and recommend to Council a revised Development Plan for the City of Marion that takes into consideration:
- Orderly and efficient development within the area of the council;
 - High levels of integration of transport and land use planning;
 - Relevant targets set out in the Planning Strategy within the City of Marion;
 - The implementation of affordable housing policies set out in the Planning Strategy for the City of Marion.
- 5.1.3 Broad resident planning matters causing problems within the community such as multiple complaints about the one subject matter unless that matter relates to a development application which must be delegated by the Council to the Development Assessment Panel or to staff;
- 5.1.4 The consideration and recommendation to Council of any Development Plan Amendments
- 5.1.5 To provide advice to the Council in relation to strategic planning and development policy issues where the council is preparing:
- (i) A Strategic Directions Report;
 - (ii) A Development Plan Amendment proposal either by the Council or by the Minister
- 5.1.6 To conduct public meetings pursuant to Section 25 of the Development Act 1993 in relation to a Development Plan Amendment and to consider any representations made in relation to that DPA.
- 5.1.7 The on-going review and monitoring of Council's Strategic Directions report.

Adopted by Council:	22 September 2015
Next Review:	December 2016
Previous Version:	Nil
Owner:	Manager Governance and Manager Development Services
Applicable Legislation:	Local Government Act 1999 Development Act 1993

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Work Plan 2016

Reference No: UPC020216R7.2

REPORT OBJECTIVE

Setting an annual work program helps to ensure that the Urban Planning Committee addresses the scope of activities identified in the Committee's Terms of Reference, and ensures that the workload of the Committee is planned, managed and resourced. It allows the Committee to relay the dates and times of the meetings to the community and provides for upcoming business to be dealt with in a timely manner.

EXECUTIVE SUMMARY

A work program and meeting schedule for 2016 satisfying the requirements set out in the Terms of Reference has been compiled in **Appendix 1** for the Committee's consideration.

Appendix 2 provides a summary of potential areas of focus for the Committee's consideration based on discussions held with Elected Members at the 16 January 2016 Forum.

The items included on the program are indicative only as items may be added, changed or moved during the year depending on areas of focus.

RECOMMENDATION (1): **DUE DATES**

That the Urban Planning Committee:

- | | |
|---|----------|
| 1. Notes the proposed work program for 2016 identified at Appendix 1 to the report. | Feb 2016 |
|---|----------|

Appendix 1**INDICATIVE URBAN PLANNING WORK PROGRAM - 2016
TUESDAY, 2 FEBRUARY 2016**

Topic	Action
Committees Terms of Reference and overview of skills	
Work Plan 2016	
Development Plan Amendment Status Update	Note
Housing Diversity Development Plan Amendment	Status update and provide advice to admin on methodology
Recreation/Community Zone Development Plan Amendment	Endorse SOI

TUESDAY, 5 APRIL 2016

Topic	Action
Development Plan Amendment Status Update	Note
Housing Diversity DPA	Review investigations
Recreation/Community Zone DPA	Status Update

TUESDAY, 7 JUNE 2016

Topic	Action
Development Plan Amendment Status Update	Note
Housing Diversity DPA	Endorse SOI
Recreation/Community Zone Development Plan Amendment	Endorse DPA for public consultation

TUESDAY, 2 AUGUST 2016

Topic	Action
Development Plan Amendment Status Update	Note
Housing Diversity DPA	Review Development Plan Amendment proposed policy
Recreation/Community Zone DPA	Status Update

Tuesday, 4 OCTOBER 2016

Topic	Action
Development Plan Amendment Status Update	Note
Housing Diversity DPA	Endorse DPA for public consultation
Recreation/Community Zone DPA	Public Hearing

Appendix 2

Potential areas of focus of for the Strategy Committee identified by Elected Members at the 16 January 2016 Forum

- Density - move from the built form(bricks and mortar) to the human side
- What we should and shouldn't do – a strategic look at the urban environment
- Think outside the box and how to do things different
- Consultation process from state government
- DPA's – this committee will keep an eye on it and cast an eye before it comes to council
- Technology and how it affects people.
- Holistic city overview
- Amenity of the city
- Outdoor eating - outdoor dining.
- Don't want this committee to go over the already done. Don't reinvent the wheel
- Micro living options – small houses
- More control over urban planning
- Trees policy and the greening of our city
- Sturt road precinct. Morphett Road to south Road - hassell report
- Design – DPA's the design of houses – how to retain character

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: Steve Hooper, Manager Development Services
Director: Abby Dickson, City Development
Subject: Development Plan Amendment Status Update
Report Reference: UPC020216R7.3

REPORT OBJECTIVES/SUMMARY

To update the Committee on the status of current and proposed Ministerial and Council initiated Development Plan Amendments.

RECOMMENDATIONS (1)

DUE DATES

That the Urban Planning Committee:

- | | |
|--|-----------------|
| 1. Notes the status of Ministerial and Council Development Plan Amendments. | Feb 2016 |
|--|-----------------|

BACKGROUND

Council's Strategic Directions Report (SDR) 2013 was agreed to by Minister Rau on 13 January 2015.

A copy of the Development Plan Amendment Program/Action Plan is attached at **Appendix I**.

The SDR was required to adequately focus on the implementation and achievement of the strategic directions and growth targets of The 30 Year Plan for Greater Adelaide, including:

- Major Activity Centres and Nodes;
- Potential Renewal areas and transit corridors.

ACTIONS FOR 2016

- **Recreation Community Use Development Plan Amendment**

The SDR Action Plan identified as a high priority a Recreation/Community Use Development Plan Amendment. The purpose of this DPA will be to identify a more suitable zoning and policy framework to apply to Council's 4 major sporting hubs in lieu of the current Residential zone and to allow the envisaged forms of development to occur whilst taking due consideration of potential impacts on surrounding residential development.

Given the Council's current focus on redeveloping a number of its main sporting hubs, this DPA is being prioritised for 2016 and a report relating to this Development Plan Amendment is being presented to this Committee for consideration at the current Urban Planning Committee Meeting (**Refer Agenda Item R05**).

- **Housing Diversity Development Plan Amendment**

The SDR Action Plan included a number of proposed Development Plan Amendments with a residential focus as follows:

- Residential (Character Policy Area 17) DPA
- Residential (High Density) DPA
- Residential/Mixed Use (along Transit Corridors and including Marion and Sturt Roads) DPA
- Residential (Southern Suburbs) DPA
- Residential (Character & Density Preservation) DPA

Administration has held discussions with DPTI seeking support for an alternative approach to the Action Plan listed above.

This approach would be similar to that adopted by other Councils, namely combining all Residential DPAs into one overarching Development Plan Amendment (DPA). This DPA could be referenced as a "Housing Diversity" DPA and would incorporate the following key initiatives:

- Introduce new character policy areas to better protect those parts of the City which have a desirable, established residential character; and;
- Change the future form and character of other parts of the City of Marion by identifying areas suitable for medium and high density housing as well as mixed use development.

DPTI is supportive of this alternative approach.

It would be an imperative of any "residential focused" DPA that Council is able to demonstrate that it is able to meet the density targets outlined within the 30 Year Plan for Greater Adelaide for the City of Marion.

A Housing Diversity DPA is being prioritised for 2016 and a report relating to this Development Plan Amendment is being presented for consideration at the current Urban Planning Committee Meeting (**Refer Agenda Item R04**).

DISCUSSION

The following table outlines the Development Plan Amendments that are in progress and their current status, together with the two new Development Plan Amendments proposed for 2016.

Ministerial Initiated Development Plan Amendments:

Development Plan Amendment	Purpose	Status
Existing Activity Centres Policy Review	Amend all Development Plans in Greater Adelaide Region (except City of Adelaide) with the aim of ensuring more consistent assessment processes, procedures and requirements are in place, particularly for shops, offices and consulting rooms in areas intended to be a focus for those activities.	Council submission on DPA endorsed at 13 October 2015 General Council Meeting. Public Hearing held 4 November 2015 Awaiting Ministers decision
Main South Road/Darlington Area Ministerial Development Plan Amendment	DPA affects Cities of Marion, Mitcham & Onkaparinga. DPA proposes to support delivery of zoning improvements to enable integrated land use and transport outcomes from the \$620 million government investment in the Darlington Upgrade Project, including: <ul style="list-style-type: none"> • Reviewing policy applying to Sturt Triangle; • Providing for increased density around Tonsley and Clovelly Park Stations • Amend existing policy for residential areas at Tonsley. 	Department providing a briefing to Council on proposed policy framework at Elected Members Forum on 16 February 2016.

Council-Initiated Development Plan Amendments:

Development Plan Amendment	Purpose	Status

Castle Plaza Activity Centre Development Plan Amendment	The DPA proposes to create a Mixed Use Zone facilitating the redevelopment and expansion of the existing shopping centre into a more intensely developed, compact and vibrant “mixed use activity centre” with a focus on integration with public transport together with the provision for higher density housing.	Endorsed by Council at its meeting on 19 January 2016 as being suitable for Ministerial Authorisation subject to the endorsement of a report written by an accredited site contamination auditor, which confirms the suitability of the subject site for the intended uses outlined in the DPA.
Seacliff Park Residential & Activity Centre Development Plan Amendment (Cities of Marion & Holdfast Bay)	The DPA proposes to create a Suburban Neighbourhood zone to facilitate the appropriate development of an approximately 8.34 hectare site informally referred to as “Cement Hill” including a neighbourhood activity centre and medium density residential development.	Approved by Minister for public consultation August 2015. There are ongoing negotiations regarding the Cement Hill development and some of the details are still being finalised. Public Consultation will commence once these negotiations are finalised.
Residential (General) Development Plan Amendment	The DPA predominantly addresses a number of generally minor changes to the policy relating to residential development within both the General and Zone sections of the Marion Council Development Plan. It also addresses issues associated with: <ul style="list-style-type: none"> • residential development in areas subject to sea level rise (specifically in Hallett Cove); • definitions of particular land uses; and • student housing. 	DPA Gazetted December 2015 Although the DPA was gazetted in 2015, DPTI was not comfortable with some aspects of the DPA, in particular provisions relating to student accommodation and the introduction of a “definitions” table. The DPA was therefore split so as to exclude those aspects of the DPA there were concerns with. These provisions could form part of a future DPA or a second stage to the DPA should DPTI be amenable to their inclusion.
Recreation/Community Use Development Plan Amendment	Refer Agenda Item R05	Proposed
Housing Diversity DPA	Refer Agenda Item R04	Proposed

APPENDICES

Appendix I: Strategic Directions Report –DPA Action Plan/DPA Program 2014-2015

ENDORSED BY COUNCIL AUGUST 2014/MINISTER RAU JANUARY 2015

5. Development Plan Amendment Program/Action Plan

In 2012 the City of Marion undertook its most recent review of its strategic plan (Community Plan) to map out what its community would look like in 2040.

The community engagement process undertaken for Council's Community Plan preparation was designed so that it would also inform the preparation of Council's Strategic Directions Report.

In 2012 a number of workshops involving Council's Elected Members and Council's Strategic Directions Committee were held to consider key strategic issues and opportunities within the Council area and the relevant state strategic directions which would help inform the Strategic Directions Report, and in particular, provide guidance for future amendments to Council's Development Plan and strategic projects.

Following analysis of the results of the above consultation activities the following program/action plan identifying potential development plan amendments/projects for the City of Marion has been created.

This current version of the DPA Program/Action Plan is the result of initial feedback from DPTI regarding the reprioritisation of the DPA's in the program.

The numbering of each project does not necessarily reflect the priority of that project within each group (High, Medium, Low).

CURRENT DPAs		
Project/Development Plan Amendment + associated Strategy from the 10 Year Council Plan – currently in draft form and based on outcomes of workshops held with Elected Members	Scope	Resourcing / Timing
Castle Plaza Activity Centre DPA 10 Year Council Plan – “Advocate for and facilitate the development of diverse and accessible housing for all” – “Advocate for improved public transport services and linkages and encourage the community to reduce their dependency on cars” – “Collaborate to create diverse job opportunities, develop a	To rezone an existing Industry zoned site and District Centre to a mixed use zone to accommodate an increase to the retail floor space and the introduction of commercial and residential development.	Final draft created - awaiting contamination audit clearance before seeking council approval. Developer funded DPA.

<p><i>skilled local workforce and support business growth and sustainability”</i></p>		
<p>Seacliff Park Residential and Centre DPA <i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – “Advocate for and facilitate the development of diverse and accessible housing for all” – “Advocate for improved public transport services and linkages and encourage the community to reduce their dependency on cars” – “Collaborate to create diverse job opportunities, develop a skilled local workforce and support business growth and sustainability” 	<p>To rezone land commonly known as the “Lorenzin site” and/or “Cement Hill” to accommodate a village centre type proposal providing residential development of mixed densities, neighbourhood retail facilities and open space. The subject site straddles both the City of Marion and the City of Holdfast Bay.</p>	<p>The SOI approved by the Minister. Investigations have been undertaken and a draft DPA for agency and public consultation is near completion and expected to be forwarded to Council August/September 2014.</p> <p>Developer funded DPA.</p>
<p>Residential (Character) DPA <i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – “Protect and promote the value and importance of culture and heritage – “Advocate for and facilitate the development of diverse and accessible housing for all 	<p>Review of existing and new character policy areas.</p>	<p>SOI on hold- awaiting the results of the “Southern Transit Corridor” Structure Planning process – currently under consideration.</p>
<p>Local Heritage Places DPA <i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – “Protect and promote the value and importance of culture and heritage 	<p>Review of heritage inventory and incorporation into the Development Plan.</p>	<p>DPA placed on interim operation in March 2014. Public consultation complete and DPA being revised. DPA to be forwarded to Council for endorsement August/September 2014.</p>
<p>Residential (General) DPA <i>10 Year Council Plan</i> <i>“Advocate for and facilitate the development of diverse and accessible housing for all</i></p>	<p>The proposed DPA involves a number of generally minor amendments to some of the policy relating to residential development within the Development Plan (General and Zone Sections).</p> <p>Proposes a new policy area which provides policy guidance for an area identified as being potentially subject to the impacts of future sea level rise, at Hallett Cove.</p> <p>DPA now includes the introduction of policy relating to student accommodation.</p>	<p>Draft for Consultation near completion. DPA to be forwarded to Council for endorsement August/September 2014.</p>
<p>City of Holdfast Bay and Marion - Stormwater</p>	<p>Waterproofing opportunities</p>	<p>Endorsed by Council (CoM).</p>

Management Plan	Stormwater management Downstream flood risk management	Awaiting endorsement from the Stormwater Management Authority and Natural Resource Management Board (NRM).
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HIGH PRIORITY

Project/Development Plan Amendment + associated Strategy from the 10 Year Council Plan – currently in draft form and based on outcomes of workshops held with Elected Members			Scope	Resourcing / Timing
1	<p>Mixed Use/Various (currently Industry Research)</p> <p>(Science Park) Land bounded by Marion. Sturt and South Roads at Bedford Park</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – <i>“Population Growth and increased diversity in the residential community</i> – <i>Increased diversity and affordability in housing to meet the needs of people at all life stages</i> – <i>Sustainable development and built form</i> – <i>An urban environment that is more conducive to and supportive of walking and cycling</i> – <i>Conservation of natural resources and responsible management of waste</i> – <i>Deeper human value of and care for the natural world</i> – <i>Better integration of nature and built form</i> – <i>Improved condition and expanded extent, diversity and connectivity of indigenous ecosystems.</i> 	<p>The DPA will involve a review of the appropriateness of the existing policy intentions for the Policy Area, taking into consideration the form of development undertaken/existing in the area, the potential future changes to the north eastern section of the site as part of the State Government’s “Darlington Transport Study” and Council’s long term vision for the precinct due to its strategic location to Tonsley Park and Flinders University and Hospital.</p> <p>The DPA would also facilitate the preservation and enhancement of the Warriparinga wetlands, native vegetation and heritage areas (both Indigenous and European) within the area.</p> <p>The DPA will commence once State Government directions in collaboration with Council for this Strategic Site are fully established.</p>	<p>Development of the north eastern section of site, predominantly covering transportation activities, is likely to be led by DPTI.</p> <p>Council to undertake investigations once any concurrent State Government directions are fully developed any DPA process will be for any remainder of the site, in liaison with the relevant government agencies.</p>	
2	<p>Residential (Higher Density)</p> <p>Land around the periphery of the Marion Regional Centre (component of the Oaklands TOD)</p>	<p>To examine the suitability of higher density residential and mixed use development in areas in close proximity of the Marion Regional Centre, the Warradale Neighbourhood Centre and the Oaklands Railway station; taking into consideration the need for suitable transitions between existing lower density</p>	<p>Initial investigations to be undertaken by Council with potential input from a consultant and DPTI as part of the southern transit corridor structure plan.</p>	

	<p>10 Year Council Plan</p> <ul style="list-style-type: none"> - "Population Growth and increased diversity in the residential community - Increased diversity and affordability in housing to meet the needs of people at all life stages - Sustainable development and built form - An urban environment that is more conducive to and supportive of walking and cycling - Better integration of nature and built form - Urban infill & Renewal to accommodate population growth, improve amenity and connectivity. 	<p>residential areas and proposed high density development.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p>	
<p>3</p>	<p>Residential/Mixed Use (along Transit Corridors and including Marion and Sturt Roads)</p> <p>Residential areas adjacent the rail corridors (Noarlunga and Tonsley lines) and residential/mixed use along Marion/Sturt Roads.</p> <p>10 Year Council Plan</p> <ul style="list-style-type: none"> - "Population Growth and increased diversity in the residential community - Increased diversity and affordability in housing to meet the needs of people at all life stages - Sustainable development and built form - An urban environment that is more conducive to and supportive of walking and cycling - Better integration of nature and built form - Urban infill & Renewal to accommodate population growth, improve amenity and connectivity. 	<p>To examine the suitability of higher density residential and mixed use development within established lower density residential areas within appropriate proximity to rail stations, centres and community facilities; taking into consideration the need for suitable transitions between existing lower density residential areas and proposed higher density development.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p> <p>Investment in public realm to be considered (infrastructure, landscaping) and consideration of a "transportation" strategy" connecting Flinders, Marion Regional Centre and possibly Glenelg, that will help facilitate higher density development (residential and commercial/retail)</p>	<p>Initial structure planning process currently being undertaken in partnership with DPTI as part of the southern transit corridor structure plan.</p> <p>DPA to be created comprising detailed policy and concept plans for specific precincts within the corridor.</p> <p>Further investigations to be undertaken by Council with potential input from a consultant.</p>
<p>4</p>	<p>Residential (Southern Suburbs) DPA</p> <p>Hallett Cove, Marino, Seaview Downs, Seacombe Heights, Darlington</p> <p>10 Year Council Plan</p> <ul style="list-style-type: none"> - "Population Growth and increased diversity in the residential community 	<p>Examine the potential to provide greater housing choice (dwelling variety and densities) in appropriate sections of Hallett Cove, Marino, Seaview Downs, Seacombe Heights, & Darlington currently within the Hills Policy Area 11, Southern Policy Area 18 and District Centre Zone. (consideration given to slope of land, impact on</p>	<p>To be undertaken by Council</p>

	<ul style="list-style-type: none"> - Increased diversity and affordability in housing to meet the needs of people at all life stages - Sustainable development and built form - An urban environment that is more conducive to and supportive of walking and cycling - Better integration of nature and built form - Urban infill & Renewal to accommodate population growth, improve amenity and connectivity. 	<p>existing residential development and proximity to services, facilities and public transport), and facilitate the opportunity for ageing in place.</p> <p>The DPA would involve the undertaking of comparisons with the residential policy of adjacent areas within the Holdfast Bay Council to provide greater consistency of built form and character. During the public consultation process Council has been asked to look at the rezoning of a small Neighbourhood Centre Zone (NCe) (at 1 Greenfield Road Seaview Downs) to Residential. As the NCe zone is located adjacent residential development in Hills Policy Area 11 the NCe zone could be given consideration during the “investigations” for the Residential (Hills Policy Area 11) DPA.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p>	
<p>5</p>	<p>Recreation/Community Use</p> <p>Hallett Cove, Mitchell Park, Marion, Edwardstown</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> - Improved relative health of the population - Breadth of opportunity for active living and healthy lifestyles - Safe, activated and inspiring places for broad and diverse community use. 	<p>Identify a more suitable zone and policy framework to apply to Council’s 4 major sporting hubs in lieu of the current Residential Zones, to allow the envisaged forms of development to occur whilst taking due consideration of potential impacts on surrounding residential development.</p>	<p>To be undertaken by Council</p>
<p>6</p>	<p>Commercial Sheidow Park DPA</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> - Breadth of opportunity for local employment 	<p>Review the current Commercial Zone at Sheidow Park to enable planning policy that provides greater flexibility in terms of envisaged land uses, to ensure a viable commercial centre, whilst also ensuring appropriate amenity in adjacent residential areas.</p>	<p>Initial investigations to be undertaken by Council.</p> <p>However, if the owner/s of the subject land wish the DPA process to start before Council has it</p>

		During the public consultation process Council has been asked to look at reprioritising this DPA by the owners of the land to enable more appropriate use of the land in the shorter term.	scheduled to be undertaken, a developer funded DPA option may need to be considered.
7	<p>Stormwater Master Plan DPA</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – A climate resilient urban environment – Sustainable development and built form – Conservation of natural resources and responsible management of waste 	<p>This DPA will incorporate flood plain mapping into the Development Plan as identified in the Holdfast Bay/Marion Stormwater Management Plan for the catchment west of the Sturt River.</p> <p>The DPA will also explore on-site retention and water sensitive urban design solutions for residential development within the catchment that address the requirements of the stormwater management plan.</p>	To be undertaken by Council with potential input from a consultant.
8	<p>Residential (Character Policy Area 17)</p> <p>Glengowrie, Glandore, Edwardstown, Plympton Park</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – People friendly neighbourhoods that reflect local character and heritage 	Continue to pursue the Residential Character Area DPA Statement of Intent which seeks to introduce new or expand existing character areas in Glandore, Edwardstown, Glengowrie & Plympton Park. Council to undertake an investigative study providing strategic justification for conserving the proposed areas in Edwardstown, given its strategic location within the Southern Growth Corridor and proximity to the proposed TOD at Castle Plaza where higher residential densities are contemplated.	<p>To be undertaken by Council with potential input from a consultant.</p> <p>Investigations undertaken as part of the southern transit corridor structure planning may provide guidance in this matter.</p>

MEDIUM PRIORITY			
	Project/Development Plan Amendment	Scope	Resourcing / Timing
9	<p>Racecourse (Morphettville) –Mixed Use</p> <p>Morphettville Racecourse</p> <p><i>10 Year Council Plan</i></p>	Examine the potential for integrating mixed use development (including higher density housing) on appropriate sections of the Morphettville Racecourse	<p>Initial investigations to be undertaken by Council and the SAJC.</p> <p>The area being considered includes land to the</p>

	<ul style="list-style-type: none"> - <i>“Population Growth and increased diversity in the residential community</i> - <i>Increased diversity and affordability in housing to meet the needs of people at all life stages</i> - <i>Sustainable development and built form</i> - <i>An urban environment that is more conducive to and supportive of walking and cycling</i> - <i>Better integration of nature and built form</i> - <i>Urban infill & Renewal to accommodate population growth, improve amenity and connectivity.</i> 	<p>land.</p> <p>Investigations will be supported by a residential yield analysis of potential regeneration areas.</p>	<p>north of the tram line which is located within the City of West Torrens. The land is also located within a transit corridor designated in the 30 Year Plan.</p> <p>Initial discussions and/or investigations will therefore require the involvement of the Cities of West Torrens and Marion, SAJC and DPTI.</p> <p>The issue of who is the relevant/most appropriate authority to undertake the DPA process requires discussion between the parties.</p>
10	<p>Residential (Character and Density Preservation)</p> <p>Various residential areas within the Council</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> - <i>People friendly neighbourhoods that reflect local character and heritage</i> 	<p>To review existing residential areas within the Council area and nominate for preservation those areas with an existing character that is worthy of retention. These areas are distinct from those with predominantly pre 1940s housing stock that are currently located within the existing Residential “Character Policy Area 17” and may comprise conventional housing stock from other more recent eras. The intent being to prevent the continuation of ‘ad-hoc’ infill development in those parts of the Council area with a character and housing density worthy of retention which are not deemed suitable for higher densities (e.g. area outside the growth corridor or otherwise not identified as suitable for up-zoning).</p>	<p>Initial investigations to be undertaken by Council with potential input from a consultant</p>

	LOW PRIORITY		
	Project/Development Plan Amendment	Scope	Resourcing / Timing

<p>11</p>	<p>Centres DPA Various locations</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – People friendly neighbourhoods that reflect local character and heritage – Sustainable development and built form – An urban environment that is more conducive to and supportive of walking and cycling 	<p>Undertake investigations in regard to the viability of existing centres (predominantly smaller scale) and potential for others if and where needed.</p>	<p>Initial investigations to be undertaken by Council.</p>
<p>12</p>	<p>Industry/Commerce Edwardstown</p> <p>Edwardstown</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – Breadth of opportunity for local employment 	<p>Review the zoning provisions for Edwardstown Industrial Area to ensure relevance and appropriateness given the changing needs of the business community and having particular regard to the interface with adjacent residential areas.</p> <p>Future investigations will have regard to issues such as the quality, availability, strategic importance and economic importance of the existing industrial zoned land and any impacts on nearby industries.</p>	<p>Initial investigations to be undertaken by Council with potential input from a consultant</p> <ul style="list-style-type: none"> ▪ Consider undertaking the strategic investigations for the Industry/Commerce Edwardstown study and the Residential (Transit Corridor) study concurrently, to facilitate appropriate interface issues.
<p>13</p>	<p>Residential (Hills Policy Area 11) – Hallett Cove Buffer Policy Area 9</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> – “Population Growth and increased diversity in the residential community 	<p>During the public consultation process Council has been asked to look at the potential rezoning of land at the southern end of Hallett Cove, within the Hallett Cove Buffer Policy Area 9 (Open Space Zone), to residential. The site is directly adjacent existing residential development, within the Hills Policy Area 11, to the north and could form a logical extension.</p> <p>The owner of the land is of the opinion that the land is no longer required as a separation buffer between residential uses and the oil refinery as the refinery is no longer in operation.</p>	<p>The land is likely to require extensive investigations to ascertain its appropriateness for residential purposes so it is considered more appropriate for a separate DPA process to be undertaken (from the overarching Residential (Hills Policy Area 11), with costs being paid by the land owner. This would allow the timing of the DPA process to be more flexible for the land owner.</p> <p>This DPA could be prioritised were Council to endorse a developer funded DPA with limited resource implications for Council.</p>

14	Car-Parking Rates DPA <i>10 Year Council Plan</i> <ul style="list-style-type: none">– <i>Sustainable development and built form</i>– <i>An urban environment that is more conducive to and supportive of walking and cycling</i>	Review of car-parking rates within the context of a changing urban environment.	To be included in the next available DPA post the establishment of car-parking rates into the South Australian Planning Policy Library.
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**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: Rhiannon Hardy, Policy Planner
Director: Abby Dickson, City Development
Subject: Housing Diversity Development Plan Amendment (DPA)
Update
Report Reference: UPC020216R7.4

REPORT OBJECTIVES/SUMMARY

To update the Committee Members with Administration staff's current progress relating to the planned Housing Diversity Development Plan Amendment (DPA). To obtain guidance from Committee Members on directions for further investigations for the DPA.

RECOMMENDATIONS (3)

DUE DATES

That the Urban Planning Committee:

- | | |
|--|-----------------|
| 1. Review the draft checklist template and methodology prepared by Administration staff and advise of any amendments required before proceeding with detailed investigations. | Feb 2016 |
| 2. Provide input on the future direction and investigations to be undertaken as part of the Housing Diversity DPA. | Feb 2016 |
| 3. Note that the outcomes of the investigations will be provided at the next Urban Planning Committee to be held on 5 April 2016 for consideration by the Committee. | Apr 2016 |

BACKGROUND

At various forums throughout 2015, Council Members have discussed the development of a DPA which reviews the residential densities permitted in the existing Policy Areas of the Residential Zone. It is intended that the review will identify residential areas falling into the following two categories:

1. Areas where the original pattern of housing is still intact, and which are not located in proximity to public transport or activity centres, where further infill development can be curtailed.
2. Areas which are in proximity to public transport and activity centres, where density guidelines can be amended to facilitate increased housing density.

In November 2015, Elected Members participated in a preliminary workshop to identify areas suitable for a change in density in each suburb in the City of Marion. These areas have been plotted on mapping software by Administration staff, and will be available for viewing at this meeting of the Urban Planning Committee.

The areas identified as potentially fulfilling (1) above have been classified as “Decreased Density” and are illustrated in yellow. Areas identified as fulfilling (2) have been classified as “Increased Density” and are illustrated in pink.

In relation to the scope and content of the DPA, the following points are noted:

- a) The DPA generally relates only to the Residential Zone. However, the DPA will also examine the potential for mixed use development in centre zones.
- b) Potential Residential Character areas identified via the former Residential Character DPA have been included within the areas identified for Decreased Density (yellow), and will form part of this DPA.
- c) The review of residential densities throughout the City of Marion must be undertaken in a manner which considers the requirements of the 30 Year Plan for Greater Adelaide. During recent discussions with DPTI, Council has been made aware that the additional population target of the 30 Year Plan for the City of Marion has been revised from 17,000 new dwellings to 12,000 new dwellings.

DISCUSSION

Administration staff has prepared a draft checklist template for the suburb of South Plympton, for information purposed only (Appendix 1). This checklist template would be applied to each suburb to assess the suitability of the identified areas for either increased or decreased densities, based on the following information:

- Proximity to centre zones
- Proximity to public transport stations/stops
- Proximity to public open space
- Topography
- Age of dwelling stock
- Existing character
- Capital to site value ratio
- Recent development activity.

A series of maps are provided at the beginning of the checklist which illustrate the areas identified for change in density, the age of current dwelling stock, and the areas identified by DPTI as warranting the following densities:

Desired Gross Density Targets	Location
60 dwellings/ha	Within 800m of Regional and District Centres adjacent to tram or trainlines
35 dwellings/ha	Within 800m of other Regional and District Centres and to tram or train lines
35 dwellings/ha	Within 400m of high frequency bus route
20 dwellings/ha	Within 800m of a Neighbourhood Centre
20 dwellings/ha	Within 400m of a Local Centre

At the end of each table, a recommendation is offered as to whether the identified increase/decrease in density is feasible, having regard to the above matters.

Administration staff seeks guidance from the Urban Planning Committee Members as to whether the methodology employed in the checklist template is considered appropriate.

APPENDICES

Appendix 1: Draft Checklist template for South Plympton

South Plympton



DRAFT
FOR DISCUSSION ONLY
January 2016

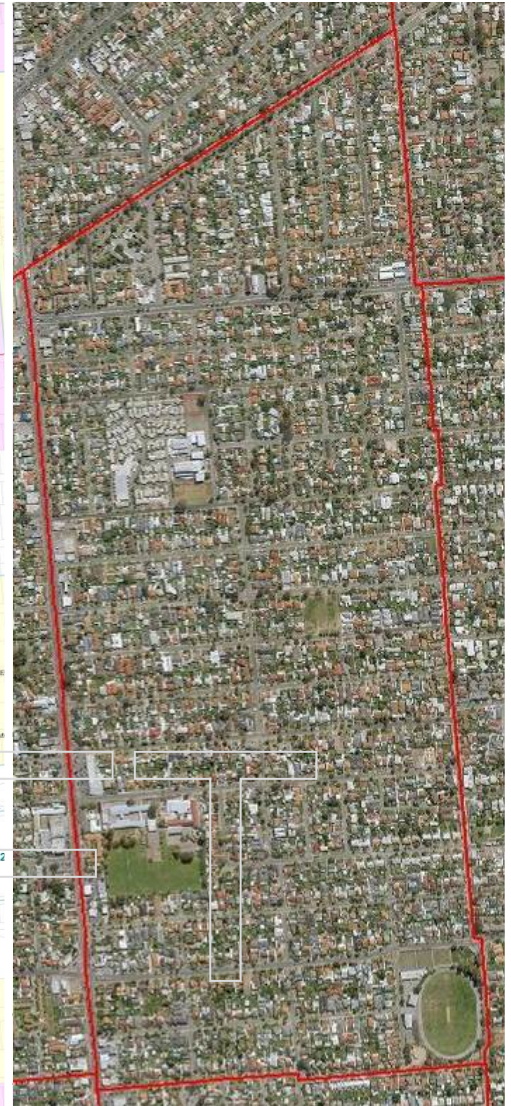
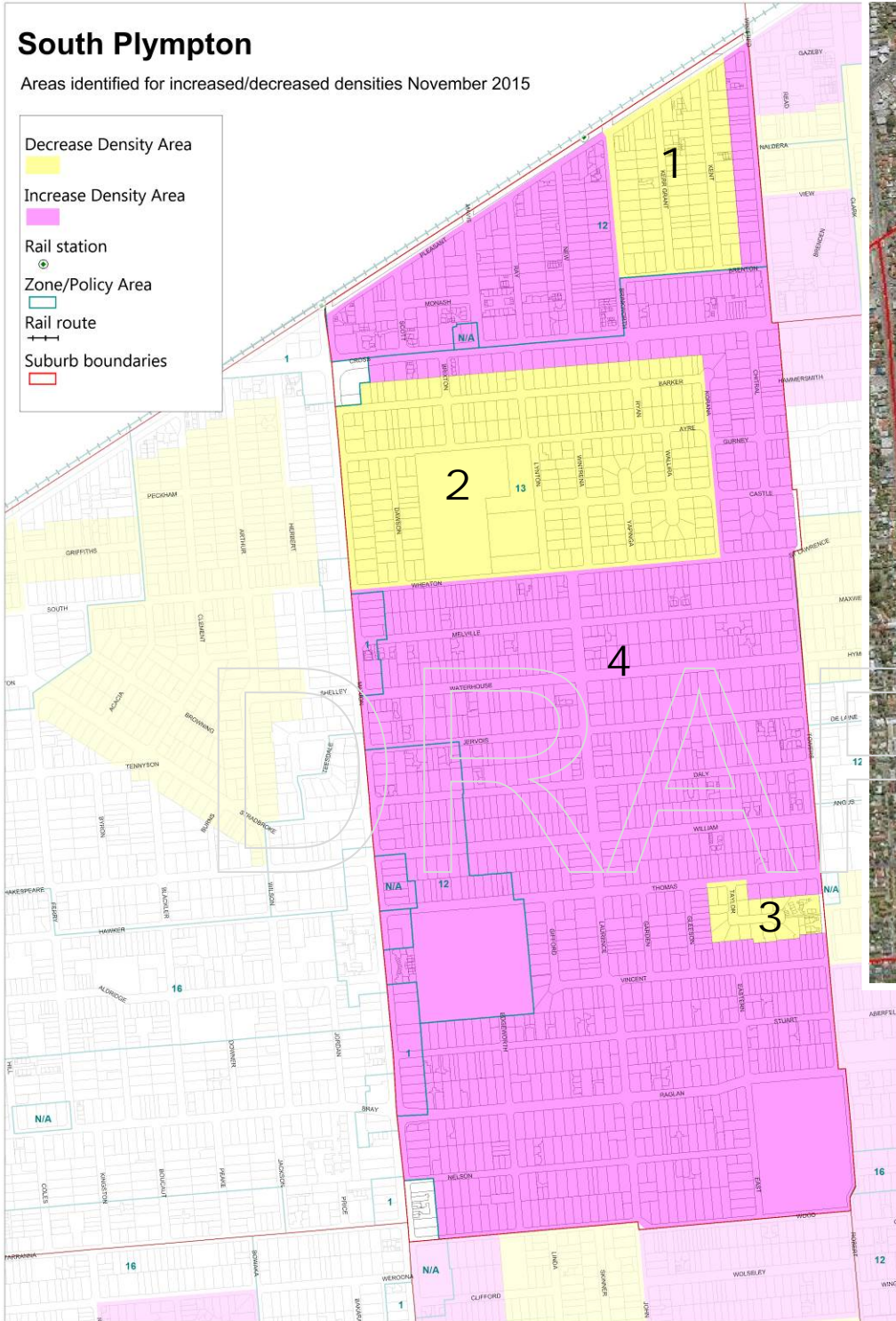
APPENDIX 1

1774 properties identified for increased densities
501 properties identified for preservation/reduced densities

South Plympton

Areas identified for increased/decreased densities November 2015

- Decrease Density Area
- Increase Density Area
- Rail station
- Zone/Policy Area
- Rail route
- Suburb boundaries

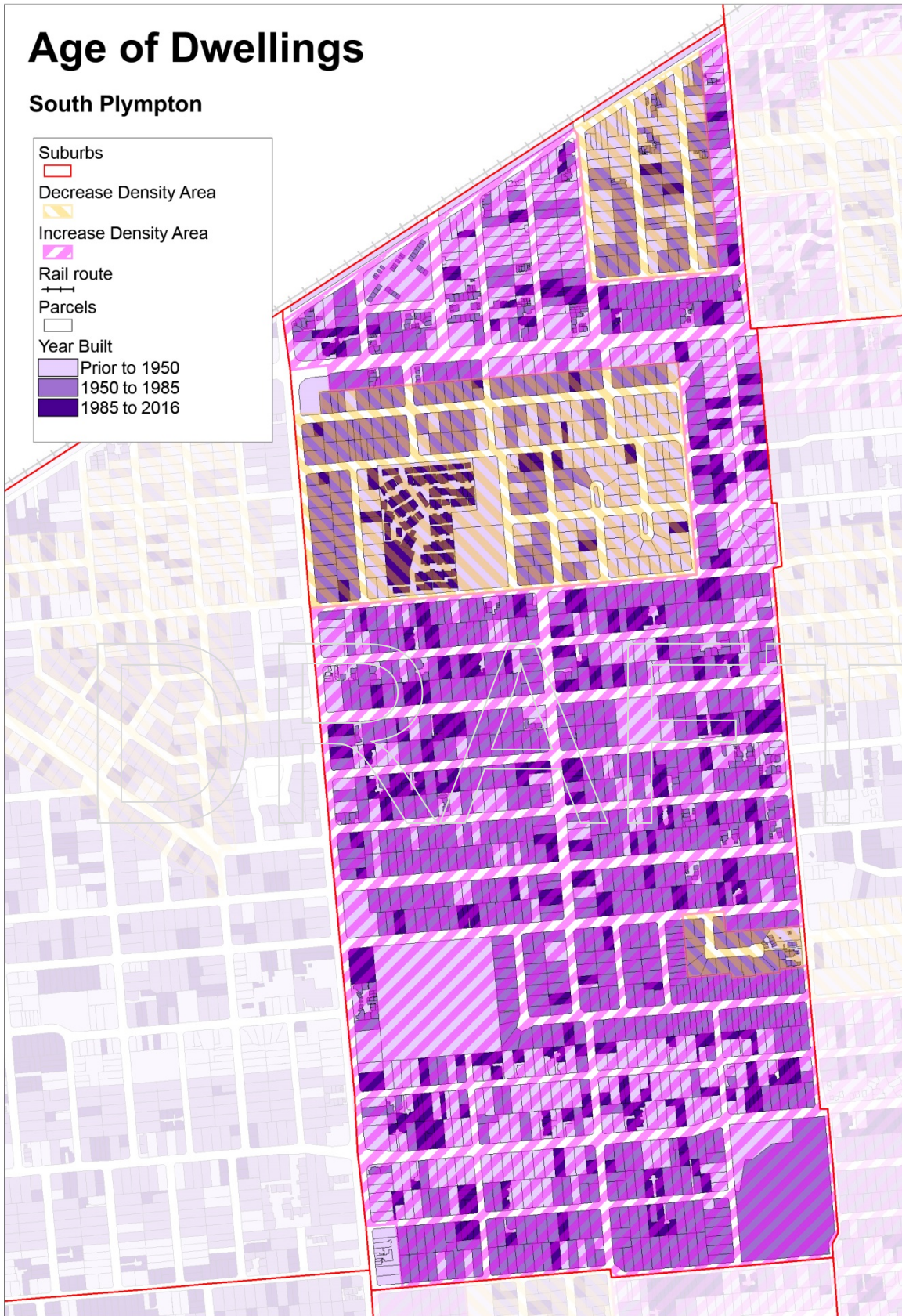


Aerial Photograph

Age of Dwellings

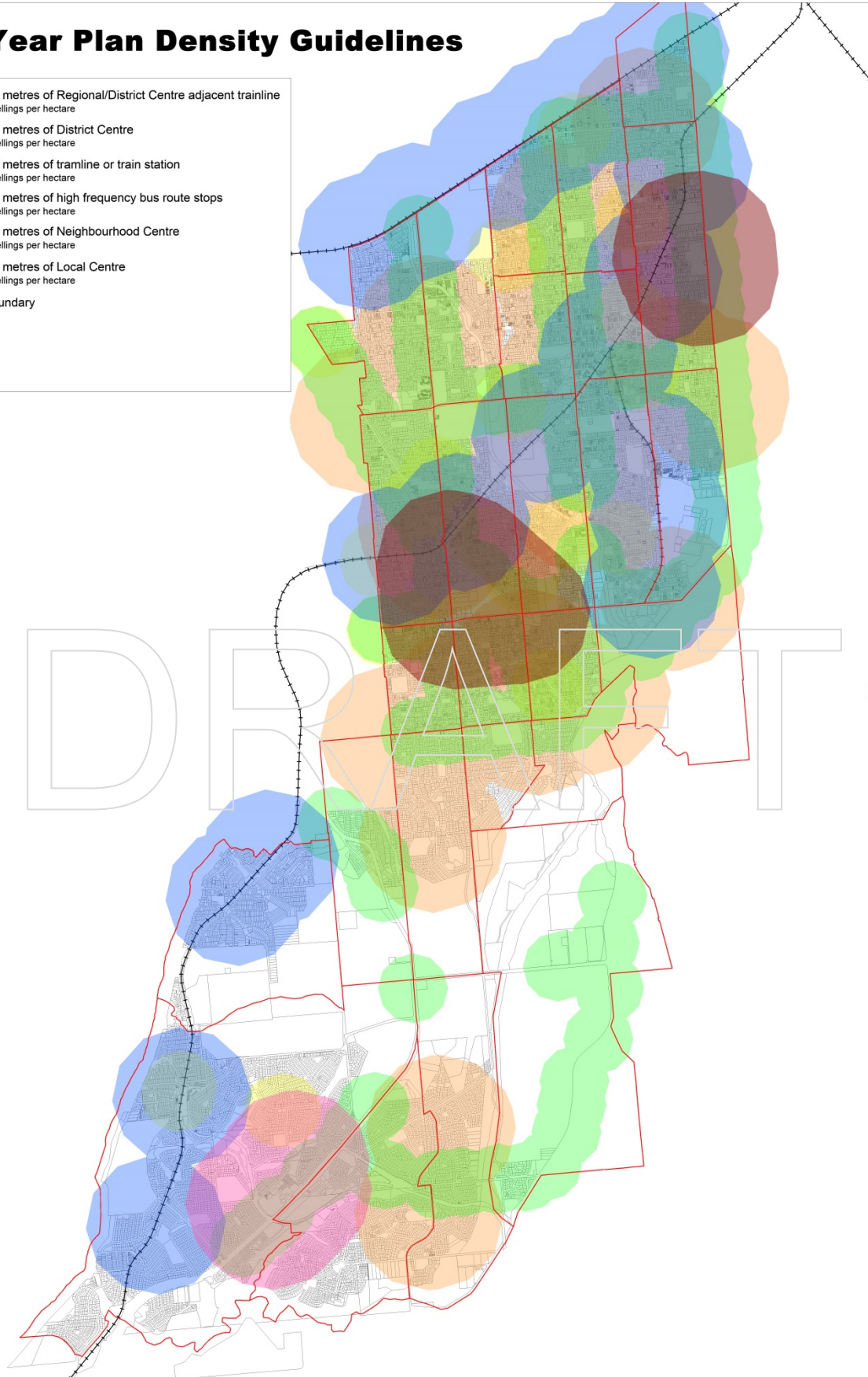
South Plympton

Suburbs
Decrease Density Area
Increase Density Area
Rail route
Parcels
Year Built
Prior to 1950
1950 to 1985
1985 to 2016



30 Year Plan Density Guidelines

- Within 800 metres of Regional/District Centre adjacent trainline
60 dwellings per hectare
- Within 800 metres of District Centre
35 dwellings per hectare
- Within 800 metres of tramline or train station
35 dwellings per hectare
- Within 400 metres of high frequency bus route stops
35 dwellings per hectare
- Within 800 metres of Neighbourhood Centre
20 dwellings per hectare
- Within 400 metres of Local Centre
20 dwellings per hectare
- Suburb boundary
—
- Rail route
+ + +
- Parcels
□



South Plympton



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Suburb

Criteria	Sub-criteria	✓ x	Comment
Suburb size			158 hectares, containing 2298 properties
Current density			14.5 dwellings per hectare (gross)
Centre Zones	Local	✓	Cnr Cross Road and Mavis Avenue Cnr Towers Terrace and Wright Street
	Neighbourhood	✓	Cnr Marion Road and Thomas Street Cnr Marion Road and Wood/Nelson Street
	District	~	Castle Plaza District Centre located minimum 600m from locality
	Regional	x	
Public open space	Local	✓	Waterhouse Reserve – 6161 m ² Yapinga Street Reserve - 2349 m ²
	Neighbourhood	x	-
	Precinct (City)	x	-
	Regional	x	-
	State	✓	Edwardstown Memorial Oval – 34,494 m ²
Public Transport	Bus	✓	Various bus stops along Marion Road, Cross Road and Towers Terrace
	Train	✓	Woodlands Park Station located minimum 200 metres from locality
	Tram	✓	Stop 10 Marion Road Stop 9 South Plympton Stop 8 Beckman Street
Adjoining road network	Arterial	✓	Cross Road Marion Road
	Secondary Arterial	x	
	Connector		
Topography	< 1:10	✓	100%
	Between 1:10 and 1:5	x	
	> 1:10	x	
	Landform commentary		Negligible gradient
Other movement barriers/constraints			None identified
Recent development activity	Dwellings in June 2010		1913
	Dwellings in June 2011		1920 (+7)
	Dwellings in June 2012		1921 (+1)
	Dwellings in June 2013		1931 (+10)
	Dwellings in June 2014		1941 (+10)
	Dwellings in June 2015		1,958 (+17)
	Dwellings in January 2016		1,979 (+21)

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Decrease Density Area (yellow)

Criteria	Sub-criteria	✓x	Comment
Locality commentary			<p>Locality 1: Located adjacent the tramline, containing Brinkworth, Kerr Grant and Kent streets</p> <p>Locality 2: Located south of Cross Road and north of Wheaton Street, including Vermont Estate aged care units and Emmaus Christian College</p> <p>Locality 3: Properties in Taylor Court</p>
Current Policy Areas			Medium Density Policy Area 12 Northern Policy Area 13
Locality size			34.3 hectares, containing 501 properties
Current density			14.6 dwellings per hectare
30 Year Plan Dwelling Density criteria (gross density)	60 dwellings/ha: Within 800m of Regional and District Centres adjacent to tram or train lines	X	Nil
	35 dwellings/ha: Within 800m of other Regional and District Centres, tramline or train station	✓	Approximately 100% of locality
	35 dwellings/ha: Within 400m of high frequency bus route	✓	Approximately 80% of locality
	20 dwellings/ha: Within 800m of a Neighbourhood Centre	✓	Approximately 90% of locality
	20 dwellings/ha: Within 400m of a Local Centre	✓	Approximately 60% of locality
Approximate age of dwelling stock	< 1950		Approximately 30% of locality
	1950-1985		Approximately 50% of locality
	>1985		Approximately 20% of locality
	Average dwelling age		1964
Capital to site value ratio	1		TBA
	1 - 1.5		TBA
	1.5 - 2.0		TBA

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Recommendation	<p>Locality 1: The area near tramline is not considered suitable for decreased density/preservation given that:</p> <ol style="list-style-type: none"> The area is ideally located near the tramline, satisfying DPTI's recommendation for dwellings at 35 dwellings per hectare, where it is currently only 14.6 dwellings per hectare. Approximately half of the dwelling stock was constructed prior to 1950, and therefore the locality does not maintain a predominant character quality that would warrant preservation. <p>Locality 2: Half of the area south of Cross Road may warrant preservation, which is bounded by Barker, Korana, Wheaton and Lynton streets. This area predominantly comprises dwellings constructed prior to 1950, and maintains limited recent redevelopment. However, it is noted that this area falls within 800 metres of the tramline, and therefore DPTI recommends increased density to 35 dwellings per hectare.</p> <p>The remaining half of this area, closest to Marion Road, is not considered to warrant preservation given that:</p> <ol style="list-style-type: none"> A majority of dwellings were constructed post 1950. A large portion of the locality comprises aged care units (former school redevelopment) constructed approximately 20 years ago. As such, further redevelopment of this area is unlikely. This area is within 800 metres of the tramline, warranting densities at 35 dwellings per hectare. <p>Locality 3: It is not considered appropriate to decrease densities in Taylor Court given that:</p> <ol style="list-style-type: none"> Properties in Taylor Court were predominantly constructed in the 1960's, and therefore the built form does not maintain character value. It is not feasible to rezone or alter site area criteria for one street only. This area is within 800 metres of the train station, warranting densities at 35 dwellings per hectare.
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Increase Density Area (pink)

Criteria	Sub-criteria	✓ x	Comment
Locality commentary			Locality 4: This locality comprises the remainder of the suburb. The locality bounded by the tram line (north), Marion Road (west), Wood Street (south) and Towers Terrace/Winifred Avenue (east). Mature trees are evident in the locality, but not prevalent. Redevelopment has occurred sporadically throughout the locality.
Current Policy Areas			Medium Density Policy Area 12 Northern Policy Area 13
Locality size			121.3 hectares, containing 1774 properties
Current density			14.6 dwellings per hectare (gross)

South Plympton



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30 Year Plan Dwelling Density criteria (gross density)	60 dwellings/ha: Within 800m of Regional and District Centres adjacent to tram or train lines	X	Nil
	35 dwellings/ha: Within 800m of other Regional and District Centres, tramline or train station	✓	Approximately 60% of locality
	35 dwellings/ha: Within 400m of high frequency bus route	✓	Approximately 70% of locality
	20 dwellings/ha: Within 800m of a Neighbourhood Centre	✓	Approximately 95% of locality
	20 dwellings/ha: Within 400m of a Local Centre	✓	Approximately 40% of locality
Approximate age of dwelling stock	< 1950		Approximately 30% of locality
	1950-1985		Approximately 60% of locality
	>1985		Approximately 20% of locality
	Average dwelling age		1966
Capital to site value ratio	1		TBA
	1 - 1.5		TBA
	1.5 - 2.0		TBA
Recommendation	<p>Locality 4: The north-western corner of the locality is located within 800 metres of the tramline, within 400 metres of bus stops on Marion Road, within 400 metres of a Local Centre, and partly within 800 metres of a Neighbourhood Centre. As such, the 30 Year Plan would suggest that this area is capable of providing gross density of 35 dwellings per hectare. This area is currently zoned Medium Density Policy Area 12, which anticipates site areas of 210-300 square metres. Assuming an average site area of 255 square metres, this equates to a net density of 39.2 dwellings per hectare, or a gross density of 26.2 dwellings per hectare. As such, there is scope to increase density in this area.</p> <p>The south-eastern corner of the locality is located within 800 metres of the train station, within 800 metres of the District Centre, within 800 metres of a Neighbourhood Centre, and partly within 400 metres of a Local Centre. As such, the 30 Year Plan suggests that this area is also capable of providing gross density of 35 dwellings per hectare. This area is currently zoned Northern Policy Area 13, which anticipates site areas of 250-375 square metres. Assuming an average site area of 312.5 square metres, this equates to a net density of 32 dwellings per hectare, or a gross density of 21.4 dwellings per hectare. As such, there is scope to increase density in this area.</p>		

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
2 FEBRUARY 2016**

Originating Officer: David Melhuish, Senior Policy Planner
Director: Abby Dickson, City Development
Subject: Community/Recreation Development Plan Amendment
- Statement of Intent
Report Reference: UPC020216R7.5

INTRODUCTION

Council is to undertake a Development Plan Amendment (DPA) process proposing the rezoning of a number of the Council's major recreation and/or community facilities.

The purpose of this agenda item is to provide the Urban Planning Committee with a briefing on the proposed DPA and seek approval to put the DPA before Council for consideration.

RECOMMENDATIONS (1)

DUE DATES

That the Urban Planning Committee:

- | | |
|---|-----------------|
| 1. Recommends that Council endorses the Community/ Recreation DPA Statement of Intent (SOI) and seeks that the SOI be forwarded to the Minister for consideration. | Feb 2016 |
|---|-----------------|

BACKGROUND

Council's major recreation grounds and some of its larger community facilities have historically been located within the Residential Zone. Although these facilities have been located on their respective sites for a considerable period of time the current objectives of the Residential Zone do not appropriately support some of the uses envisaged for the facilities.

This situation has been considered previously by Council in the 'City of Marion Strategic Directions Report 2013' and was listed as a priority in the DPA program/Action Plan.

DISCUSSION

The proposed DPA involves rezoning a number of the larger recreation facilities and community centres to Community Zone. The recreation facilities will be covered by a 'Recreation Policy Area' within that zone. This zone/policy area is to be based on the module of the same name within the SA Planning Policy Library, with local amendments included where considered appropriate. This zone/policy area more appropriately supports the forms of development envisaged for the facilities in question.

This DPA will not include all recreation facilities/reserves in the Council area as the existing Residential Zone appropriately supports smaller scale facilities/uses that serve the local community.

Most of the community facilities within the Council area are located within appropriate zones (centres/commercial etc.), however the two identified in this DPA are large scale centres, with potential for expansion in the future, that are not appropriately supported by their current residential zoning.

The first stage of the DPA process is the creation of a "Statement of Intent" (SOI) which is a formal agreement between Council and the Minister regarding the matters to be considered and the processes to be undertaken when amending the Development Plan.

The SOI is effectively a "project brief" which amongst other things:

- Describes why the DPA is needed and what is being proposed
- Outlines the nature of the investigations and who will be consulted
- Identifies the Development Plan policies to be considered through the DPA process

A Statement of Intent (SOI) for the Community/Recreation DPA has been drafted for the Committee's consideration. (*attached as Appendix 1*)

A zone comparison table which outlines the types of development envisaged and/or not considered appropriate in the current zone and the proposed Community Zone/Recreation Policy Area is attached as an appendix to the SOI.

If considered appropriate by the Committee Council's review and endorsement will be sought prior to forwarding the document to the Minister for formal agreement.

Following agreement with the Minister, any required investigations and the preparation of a draft DPA for agency and public consultation will be undertaken.

Appendices:

Appendix 1: Community/Recreation Development Plan Amendment - Statement of Intent

Statement of Intent

By the Council

Recreation/Community Development Plan Amendment

Statement of Intent

by the

Marion Council

January 2016

Pursuant to section 25 (1) of the *Development Act 1993* this Statement of Intent forms the agreed basis for the preparation of the proposed Development Plan Amendment.

**Adrian Skull
CHIEF EXECUTIVE OFFICER**

Date:

**John Rau
MINISTER FOR PLANNING**

Date:

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Title_of_SOI
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1. Introduction

1.1 Statement of Intent

Pursuant to section 25(1) of the Development Act 1993 (the Act) the **Marion Council** (the Council) has reached agreement with the Minister on this Statement of Intent (SOI) prepared by the Council in accordance with the Development Regulations 2008 (the Regulations).

The SOI details the scope, relevant strategic / policy considerations, nature of investigations to be carried out, the consultation process and timeframes to be followed in preparing the DPA.

1.2 Chief Executive Statement

The Chief Executive Officer of the Council confirms the following:

- The proposed DPA will assist in implementing the Planning Strategy.
- The proposed DPA has been endorsed by Council.
- All procedures, documentation and mapping will accord with relevant statutory requirements of the Act and Regulations.
- Sufficient Council resources will be devoted to completing the DPA within the agreed timeframe. Council acknowledges that the Minister can lapse the DPA if key timeframes are not met by Council pursuant to section 25(19) of the Act.
- Council may use the outcome of investigations and other information produced by external sources which will be reviewed by a qualified, independent professional advisor (pursuant to section 25(4) of the Act).

1.2.1 Council Contact Persons

The key Council contact persons who will be responsible for managing the DPA process and who will receive all official documents relating to the DPA are:

- **David Melhuish, Senior Policy Planner** – david.melhuish@marion.sa.gov.au / ph 83756721
- **Steve Hooper, Manager Development & Regulatory Services** – steve.hooper@marion.sa.gov.au / ph 83756665

Comment [SOI Help1]:
Optional: Use if the DPA is partly or fully funded by a developer.

2. Scope of the Proposed DPA

2.1 Need for the Amendment

2.1.1 Rationale

Council has a number of major recreation/community complexes that have historically been located within the Residential Zone. Although these complexes have been located on their respective sites for a considerable period of time the current objectives of the Residential Zone do not support the historical/existing use of these complexes; possibly due to previous changes to policy within the zone. One of the complexes (Cove Sports and Community Club) is located within the Residential Zone and the Open Space Zone. The Open Space Zone envisages passive and active recreational activities of an outdoor nature.

This fact has been recognised by Council in the 'City of Marion Strategic Directions Report - 2013' where the rezoning of the complexes to a more appropriate zone which better reflects existing uses and facilitates the envisaged forms of development to occur at these complexes was one of the priorities listed in the Development plan Amendment Program/Action Plan.

The following issues are to be addressed as part of this DPA:

- Envisaged and existing development on/of current sporting/community complexes not supported by the Residential Zone policy
- A number of uses generally considered appropriate within a large scale sporting/community complex are currently non-complying forms of development
- A number of uses generally considered appropriate within a large scale sporting/community complex are currently required to be placed on public notification as Category 3 forms of development; providing the right of appeal by third parties

2.1.2 Affected Area

The area affected by the proposed DPA can be described as follows:

- Edwardstown Soldiers Memorial Recreation Ground – corner of East Terrace and Raglan Avenue, South Plympton
- Mitchell Park Sports and Community Club – corner of Bradley Grove and Quick Road, Mitchell Park
- Marion Sports and Community Club – Sturt Road/Norfolk Road, Marion
- Cove Sports and Community Club – Lonsdale Road, Hallett Cove
- Glandore Oval – Margaret Street, Glandore
- Morphettville Park Sporting Club Inc. – Denham Avenue, Morphettville
- Marion Sports and Leisure Centre – Oaklands Road, Morphettville
- Marion Outdoor Swimming Centre – Hendrie Street, Park Holme
- Capella Reserve – Capella Drive, Hallett Cove

Recreation/Community DPA SOI
2 Scope of the Proposed DPA

- Glandore Community Centre – Naldera street, Glandore
- Trott Park Neighbourhood Centre – Hessing Crescent/Latimer Drive, Trott Park

Recreation/Community DPA SOI
2 Scope of the Proposed DPA

The areas affected by the proposed DPA are shown on the attached aerial photographs:

Comment [SOI Help3]:
Optional. Use if a map is available.



Recreation/Community DPA SOI
2 Scope of the Proposed DPA



Recreation/Community DPA SOI
2 Scope of the Proposed DPA



Recreation/Community DPA SOI
2 Scope of the Proposed DPA



Recreation/Community DPA SOI
2 Scope of the Proposed DPA





2.1.3 Potential Issues

Potential issues associated with the subject parcels of land include:

- As the subject sites are in close proximity to existing residential development the type, design and management of future uses and activities will require careful consideration to ensure appropriate coexistence.
- The Cove Sports and Community Club site boundary does not align with the Open Space Zone boundary so consideration of a more appropriate alignment will be required.

3. Strategic and Policy Considerations

3.1 The Planning Strategy

3.1.1 Targets

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following targets:

Target	How the target will be implemented:
Health and wellbeing	
AResidents will have easy access to open space for physical activity and recreation.	As part of future development of the subject sites, connection to council's network of existing and future pedestrian/cycling paths will be given due consideration. The subject sites currently provide good access for the residents in the surrounding residential areas.
Open space, sport and recreation	
D Locate public open spaces within walking distance of new housing to ensure equitable distribution of open space in an area.	All subject sites are existing recreational facilities within established residential areas. Many of the residential areas surrounding the subject sites are experiencing some form of infill re-development, generally of a medium scale. The subject sites are therefore becoming important facilities to a growing number and diversity of people.

3.1.2 Policies

The DPA will support the relevant volume of the Planning Strategy (or draft Strategy) by implementing the following policies:

Policy	How the policy will be implemented:
Health and wellbeing	
2 Ensure health and wellbeing requirements are incorporated into Structure Plans. Structure Plans will:ensure that neighbourhood street environments and open spaces maximise access for all users, includingpromote active communities, which may include provision of playing fields, indoor sports facilities and public space	Rezoning of the subject sites to Recreation/Community will allow appropriate and more flexible facilitation of the future health and wellbeing needs of the community. Rezoning of the subject sites to Community Zone/Recreation Policy Area will provide opportunity for indoor sports facilities; which are currently non-complying in the current Residential Zone. (i.e. indoor recreation centre, gymnasium etc.)

Policy	How the policy will be implemented:
Open space, sport and recreation	
<p>2 Ensure open space is accessible by all communities and will: provide linkages to encourage walking and cycling to local activities, local activity centres..... be multi-functional, multi-use.....and able to accommodate changing use over time encourage passive recreation opportunities such as provision of a variety of paths and children's play equipment.</p>	<p>As part of future development of the subject sites, connection to council's network of existing and future pedestrian/cycling paths will be given due consideration.</p> <p>Rezoning of the subject sites to Recreation/Community will provide opportunities for a greater range of recreational and community facilities that reflect the changing needs of the community.</p>
<p>17 Establish major community sporting hubs that are linked to other community infrastructure and transport services.</p>	<p>All subject sites are existing recreational areas within established residential areas. Most are within appropriate proximity to public transport and community facilities.</p>
<p>18 Integrate water-sensitive urban design (WSUD) into sporting facilities to increase water use efficiency, reduce mains water use, and maximise on-site water re-use.</p>	<p>Ecologically Sustainable Development principles relating to water sensitive urban design, environmental sustainability etc. will be given due consideration as part of future development/upgrades to the subject sites.</p>

3.2 Council Policies

3.2.1 Council's Strategic Directions (Section 30) Report

Recommendations from Council's Strategic Directions (Section 30) Report supporting the proposed DPA are as follows:

Development Plan Amendment Program/Action Plan (endorsed by SDC 5 August 2014)

Project/Development Plan Amendment <i>+ associated Strategy from the 10 Year Council Plan</i>	Scope	Resourcing / Timing
<p>5 Recreation/Community Use</p> <p>Hallett Cove, Mitchell Park, Marion, Edwardstown</p> <p><i>10 Year Council Plan</i></p> <ul style="list-style-type: none"> - Improved relative health of the population - Breadth of opportunity for active living and healthy lifestyles - Safe, activated and inspiring places for broad and diverse community use. 	<p>Identify a more suitable zone and policy framework to apply to Council's 4 major sporting hubs in lieu of the current Residential Zones, to allow the envisaged forms of development to occur whilst taking due consideration of potential impacts on surrounding residential development.</p>	<p>To be undertaken by Council</p>

Recreation/Community DPA SOI
 3. Strategic and Policy Considerations

3.2.2 Infrastructure Planning

The proposed amendment will, where relevant, be consistent with current infrastructure planning (both social and physical).

3.2.3 Other Policies or Local Issues

The policies of this DPA will be consistent with the policies in:

The Council-wide section of the Development Plan

- Community Facilities
- Crime Prevention
- Design and Appearance
- Energy Efficiency
- Infrastructure
- Interface between Land Uses
- Natural Resources
- Open Space and Recreation
- Orderly and Sustainable Development
- Transportation and Access

Council’s Current DPAs

- Castle Plaza Activity Centre DPA
- Seacliff Park Residential and Centre DPA

The Development Plans of adjoining areas

- Holdfast Bay Council Development Plan
- Mitcham (City) Development Plan
- West Torrens Council Development Plan
- Unley (City) Development Plan
- Onkaparinga Council Development Plan

This DPA should have no impact on the policy and/or zoning of the above Development Plans

Schedule 4 of the Regulations

- This DPA proposes the rezoning of land currently within the Residential Zone to a non-residential zone. The subject sites are currently located within designated areas for the purposes of Schedule 4 clause 2B.
- The DPA will investigate whether there is a need for the Minister to amend the existing determined areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

Comment [SOI Help4]:
 List the Development Plans of adjoining areas and identify how if at all they relate to the proposed DPA.

Comment [SOI Help5]:
 List the Development Plans of adjoining areas and identify how if at all they relate to the proposed DPA.

Comment [SOI Help6]:
 Insert rationale on how the DPA would be consistent with Schedule 4.

Comment [SOI Help7]:
 This paragraph is optional and only required where residential zones are being affected by the DPA that could impact on existing designated areas for the purposes of Schedule 4—Complying development, clause 2 B—New dwellings.

3.3 Minister's Policies

3.3.1 Planning Policy Library

The DPA will draw on the following SA Planning Policy Library modules:

General Section

- Community Facilities

Zone Section

- Community Zone/Recreation Policy Area

Council will also update the Development Plan to the latest version of the Planning Policy Library.

Council does not anticipate that the DPA will involve the introduction of local additions or variation to the Planning Policy Library, however, should the investigations identify that this form of policy amendment is necessary - justification will be provided in the DPA.

3.3.2 Existing Ministerial Policies (Section 25(5), 26 and Section 29)

The following Ministerial policies introduced through section 25(5), 26 or 29 of the Act may be amended by this DPA:

None known

Comment [SOI Help8]:
List Ministerial policies eg, Bushfire Protection Policies

Any amendment to these policies will be justified in the DPA and Council confirms that the policies will only be changed in a way that ensures consistency with the Planning Strategy.

3.3.3 Ministerial DPAs

The policies of this DPA will be consistent with and not contradict the policies proposed in the following relevant Ministerial DPAs:

None known

Comment [SOI Help9]:
List the DPAs and identify how if at all they relate to the proposed DPA.

Comment [SOI Help10]:
List the DPAs and identify how if at all they relate to the proposed DPA.

4. Investigations and Consultation

4.1 Investigations

4.1.1 Investigations Previously Undertaken

Investigations previously undertaken (prior to the preparation of this SOI) that will inform this DPA include the following:

- Cove Sports & Community Club Master Plan Report
- Edwardstown Soldiers Memorial Recreation Grounds Master Plan Report
- Marion Sports & Community Club Master Plan Report
- Mitchell Park Sports & Community Club Master Plan Report
- Marion Outdoor Swimming Centre Master Plan

4.1.2 Investigations Initiated to Inform this DPA

Additional investigations (including those arising from issues not addressed in the Planning Policy Modules) to inform this DPA will be undertaken as required.

4.2 Consultation

The following key stakeholders will be consulted during the investigations stage for input into the proposed DPA:

- Existing sporting clubs, community groups and complex/facility management associated with the subject sites.

Comment [SOI Help11]:
Insert list of the key stakeholders who will be consulted during the investigations stage for input into the DPA. This includes any agencies, MPs and Councils.

The following agencies, State Members of Parliament, interested parties, individuals and Councils will be consulted during the consultation stage of the DPA:

- **Department/Agency**
 - Department of Planning, Transport and Infrastructure
 - Planning and Assessment Division
 - Policy and Planning Division
 - Office for Recreation and Sport
 - Department for Aboriginal Affairs and Reconciliation
 - Environment Protection Authority
 - Department of Environment, Water and Natural Resources
 - Department for Communities and Social Inclusion
 - Housing SA

Comment [SOI Help12]:
Insert list of agencies, MPs, interested parties, individuals and Councils who will be consulted during the consultation stage of the DPA.

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4 Investigations and Consultation**

- Office of the Southern Suburbs
- Department for Health and Ageing
- Renewal SA
- **State Members of Parliament**
 - Mr David Speirs, Member for Bright
 - Mrs Annabel Digance, Member for Elder
 - Dr Duncan McFetridge, Member for Morphett
 - Mr Corey Wingard, Member for Mitchell
- **Councils**
 - City of Holdfast Bay
 - City of Mitcham
 - City of Onkaparinga
 - City of Unley
 - City of West Torrens

Comment [SOI Help13]:
Insert list of agencies, MPs, interested parties, individuals and Councils who will be consulted during the consultation stage of the DPA.

Consultation with the public will be undertaken in accordance with the requirements of the Act and Regulations. This will include:

- A notice in the Government Gazette.
- A notice in the Advertiser Newspaper.
- A notice in Messenger Newspaper (Guardian).
- The scheduling of a Public Meeting at which any interested person may appear to make representations on the proposed amendment.
- Notices to the owners or occupiers of any land that is subject to or adjacent to the affected area of the proposed amendment
- A notice in the City of Marion's publication 'City Limits'
- On-line consultation methods, to be defined
- DPA document is to be made available to the community during the consultation period in the following manner and locations:

Comment [SOI Help14]:
Optional: Not required if a local newspaper is being used.

Comment [SOI Help15]:
Insert any other additional consultation methods which are proposed to be used. e.g. workshops, information sheets, etc.

- Council's website:
<http://www.marion.sa.gov.au>

- Council's main administration centre at:

City of Marion
245 Sturt Road
STURT SA 5047

- Council's Libraries at:

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4. Investigations and Consultation

Cultural Centre Library
287 Diagonal Road, Oaklands Park SA 5046

Cove Civic Centre
1 Ragamuffin Drive, Hallett Cove SA 5158

Park Holme Library
1 Duncan Avenue, Park Holme SA 5043

5. Proposed DPA Process

5.1 DPA Process

Council intends to **undertake the following DPA process** (check box):

Process A

Agencies will be consulted on a draft version of the DPA for a period of 6 weeks. A copy of the DPA, and copies and a summary of agency submissions, will then be sent to the Minister for approval to release the DPA for public consultation.

Process B1 (with consultation approval)

A copy of the DPA will be sent to the Minister for approval to release it for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process B2 (consultation approval not required)

A copy of the DPA will be released for concurrent agency and public consultation (not more than 8 weeks for agency comment and not less than 8 weeks for public comment).

Process C

A copy of the DPA will be released for concurrent agency and public consultation (not more than 4 weeks for agency comment and not less than 4 weeks for public comment). Landowners and occupiers identified in the SOI will receive direct notification of the DPA.

5.1.1 Rationale

Process B2 has been selected because the DPA is consistent with the relevant sections of the SA Planning Policy Library and intends to introduce policy that better reflects current and future uses and activities on the subject sites.

5.2 Interim Operation

Not Applicable

Comment [SOI Help16]:
Double click on the check box to select one of the four process options.

Comment [SOI Help17]:
Optional. Insert only for DPAs where Interim Operation is being considered.

6. Professional Advice and Document Production

6.1 Professional Advice

The professional advice required will be provided by:

- **David Melhuish, Senior Policy Planner, City of Marion**
- **Steve Hooper, Manager Development and Regulatory Services, City of Marion**

Comment [SOI Help18]:

Insert here the name and contact details of person(s) providing professional advice if known at this stage. If not known please make this clear. Must be a person not a company or organisation.

These persons satisfy the professional advice requirements of the Act and Regulations and will provide advice to the council prior to the preparation of the DPA. These persons are not considered to have a conflict of interest or perceived conflict of interest in the DPA.

6.2 Document Production

The DPA (including the structure, amendment instructions and mapping) will be prepared in accordance with the Technical Guide to Development Plan Amendments issued by the Department for Planning, Transport and Infrastructure (the Department) and any templates, except as mutually agreed.

To ensure certainty as to the correct version of the DPA, the DPA will contain a date in the footer (eg version 5 July 2007). The footer will be located on every page of the DPA, including the proposed amendments (including mapping).

The Chief Executive Officer of the council will ensure that the policies implement the Planning Strategy, all procedures have been completed within the statutory requirements, and that mapping is correct prior to issuing a certificate in accordance with the Act. If this is not the case, the council will take responsibility for the DPA until the matter has been resolved.

6.3 Mapping

Council will obtain electronic copies of all the affected maps and/or figures from the Department prior to the commencement of mapping amendments to ensure all mapping is amended based on current map bases.

Amendments to maps will be provided in the required format to the Planning Division of the Department. Mapping amendments for this DPA will be undertaken by:

- **Mike Georg – Hills Mapping and Design - email - mgeorg2@bigpond.com
- phone - 08 83982812**

7. Proposed DPA Timetable

Process B2 (consultation approval not required) Timetable

The following timetable is proposed for this DPA based on the selected process. Council will take steps to update this timetable if it appears at any stage that Council will require an extension to complete a task.

Steps	Responsibility	Agreed Timeframe from Minister's Approval
Development Plan Amendment (DPA)		
Investigations conducted; DPA prepared	Council	12 weeks SOI agreement – DPA commences consultation
Agency and public consultation concludes	Council	8 weeks
Summary of Consultation and Proposed Amendment (SCPA)		
Public Meeting held; submissions summarised; DPA amended in accordance with Council's assessment of submissions; SCPA prepared and lodged with the Department	Council	12 weeks Public consultation closes – SCPA lodged with the Department
SCPA assessed and report on DPA prepared for Minister	Department	7 weeks
Minister considers report on DPA and makes decision	Minister	4 weeks
Approved amendment gazetted	Department	2 weeks

Following Ministerial approval of the proposed amendment, it is forwarded to the Environment, Resources and Development Committee of Parliament for review.

Appendices

Appendix 1
Zone Comparison Table

Zone Comparison Table		
Recreation Centres	Current Zone	Proposed Zone
Major		
<p>Edwardstown Soldiers Memorial Recreation Ground <i>corner of East Terrace and Raglan Avenue, South Plympton</i> Comment: Current and future structures/activities for the site are not appropriately supported by the current zone.</p>	<p>Residential <u>Envisaged forms of development:</u> small scale non-residential use that serves the local community, for example: – child care facility – consulting rooms – health and welfare service – offices – open space – primary and secondary school – recreation area – shop <u>Non-complying Development</u> – amusement machine centre – consulting room >150m² – gymnasium – indoor recreation centre – office >150m² – restaurant – shop >150m² – stadium</p>	<p>Community Zone <u>Envisaged forms of development:</u> – cemetery – community centre – consulting room – educational establishment – emergency services facility – hall – health facility – hospital – library – office associated with community service – place of worship – public administration office – recreation centre – theatre – welfare institution</p> <p>Recreation Policy Area <u>Envisaged forms of development:</u> – car parking – clubroom associated with a sports facility – community centre – community hall – educational establishment – emergency services facility – entertainment, cultural and exhibition facility – golf course – indoor and outdoor recreation facility – library – lighting for night use of facilities – meeting hall – office associated with community or recreation facility – playground – shops or groups of shops ancillary to recreation development – showground</p>
<p>Mitchell Park Sports and Community Club <i>corner of Bradley Grove and Quick Road, Mitchell Park</i> Comment: Current and future structures/activities for the site are not appropriately supported by the current zone</p>		
<p>Marion Sports and Community Club <i>Sturt Road/Norfolk Road, Marion</i> Comment: Current and future structures/activities for the site are not appropriately supported by the current zone</p>		
<p>Cove Sports and Community Club <i>Lonsdale Road, Hallett Cove</i> Comment: Current and future structures/activities for the site are not appropriately supported by the current zone</p>	<p>Open Space <u>Envisaged forms of development:</u> – community facilities – education establishment – recreation area – sports grounds and associated facilities – ...developed for a range of passive and active <u>outdoor</u> recreation activities, community and educational</p>	

	<p>facilities and open space development, conservation and revegetation, in a parkland setting</p> <p>Non-complying Development</p> <ul style="list-style-type: none"> - amusement machine centre - office (<i>except in association with recreation facilities</i>) - restaurant - shop >80m² <p>Residential Envisaged/Non-complying development</p> <ul style="list-style-type: none"> - as previously listed under Residential above 	<ul style="list-style-type: none"> - sports ground and associated facility - theatre - special event - spectator and administrative facilities ancillary to recreation development - swimming pool <p>Non-complying Development</p> <ul style="list-style-type: none"> - Consulting room where located within the Recreation Policy Area - Crematorium where located within the Recreation Policy Area - Dwelling where located in the Recreation Policy Area - Hospital where located within the Recreation Policy Area - Industry - Land division where located within the Recreation Policy Area Except where no additional allotments are created partly or wholly within the policy area. - Nursing home where located in the Recreation Policy Area - Office where located within the Recreation Policy Area Except where associated with community or recreation facilities - Place of worship - Residential flat building where located within the Recreation Policy Area - Service trade premises - Shop or group of shops Except where one of the following applies: <ul style="list-style-type: none"> - (a) the gross leasable area is 250 (optional variable) square metres or less and outside the Recreation Policy Area X - (b) the gross leasable area is 80 (optional variable) square metres or less and where located within the Recreation Policy Area - Store - Warehouse
<p>Secondary</p>		
<p>Glandore Oval <i>Margaret Street, Glandore</i> Comment:</p>	<p>Residential Envisaged forms of development: small scale non-residential use that serves the local community, for example:</p> <ul style="list-style-type: none"> - child care facility - consulting rooms - health and welfare service - offices - open space - primary and secondary school - recreation area - shop 	
<p>Morphettville Park Sporting Club Inc. <i>Denham Avenue, Morphettville</i> Comment:</p>	<p>Non-complying Development</p> <ul style="list-style-type: none"> - amusement machine centre - gymnasium - indoor recreation centre - office >150m² - restaurant - shop >150m² - stadium 	
<p>Capella Reserve <i>Capella Drive, Hallett Cove</i> Comment:</p>		

<p>Marion Sports and Leisure Centre</p> <p><i>Oaklands Road, Morphettville</i></p> <p>Comment: Current and future structures/activities for the site are not appropriately supported by the current zone</p>	<p>Open Space</p> <p><u>Envisaged forms of development:</u></p> <ul style="list-style-type: none"> - community facilities - education establishment - recreation area - sports grounds and associated facilities - ...developed for a range of passive and active <u>outdoor</u> recreation activities, community and educational facilities and open space development, conservation and revegetation, in a parkland setting <p><u>Non-complying Development</u></p> <ul style="list-style-type: none"> - amusement machine centre - office (<i>except in association with recreation facilities</i>) - restaurant - shop >80m² 	
<p>Marion Outdoor Swimming Centre</p> <p><i>Hendrie Street, Park Holme</i></p> <p>Comment:</p>		
Community Centres		
<p>Glandore Community Centre</p> <p><i>Naldara Street, Glandore</i></p> <p style="text-align: center; font-size: 2em;">?</p> <p>Comment:</p>	<p>Residential</p> <p><u>Envisaged forms of development:</u> small scale non-residential use that serves the local community, for example:</p> <ul style="list-style-type: none"> - child care facility - consulting rooms - health and welfare service - offices - open space - primary and secondary school - recreation area - shop <p><u>Non-complying Development</u></p> <ul style="list-style-type: none"> - amusement machine centre - consulting room >150m² - gymnasium - hospital - indoor recreation centre - office >150m² - restaurant - shop >150m² - stadium 	<p>Community Zone</p> <p><u>Envisaged forms of development:</u></p> <ul style="list-style-type: none"> - cemetery - community centre - consulting room - educational establishment - emergency services facility - hall - health facility - hospital - library - office associated with community service - place of worship - public administration office - recreation centre - theatre - welfare institution
<p>Trott Park Neighbourhood Centre</p> <p><i>Hessing Crescent/Latimer Crescent, Trott Park</i></p> <p>Comment:</p>		