

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 7 February 2017

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 1 is via the main entrance to the Administration building on Sturt Road, Sturt.

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

Adrian Skull
CHIEF EXECUTIVE OFFICER

2 February 2017

**CITY OF MARION
URBAN PLANNING COMMITTEE AGENDA
FOR THE MEETING TO BE HELD ON
TUESDAY 7 FEBRUARY 2017
COMMENCING AT 6.30 PM
COMMITTEE ROOM 1
245 STURT ROAD, STURT**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

We acknowledge the Kaurna 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

4.1 Confirmation of the Minutes for the Urban Planning Committee held on 4 October 2016	4
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5. BUSINESS ARISING

Nil

6. PRESENTATION

Nil

7. REPORTS

7.1 Work Plan 2017 UPC070217R7.1	13
7.2 Development Plan Amendment Status Update UPC070217R7.2	17
7.3 Oaklands Crossing Project UPC070217R7.3	20
7.4 Housing Diversity Development Plan Amendment (DPA) – Proposed “Marion Plains Policy Area” in Warradale and Sturt UPC070217R7.4	22
7.5 Housing Diversity Development Plan Amendment (DPA) – Housing diversity in the southern suburbs UPC070217R7.5	50

7.6 Housing Diversity Development Plan Amendment (DPA) – Suburban Activity
Node Zone
UPC070217R7.6..... 75

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Residential Design Guidelines - Update

10. MEETING CLOSURE

The Urban Planning Committee meeting shall conclude on or before 9.30pm 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: 4 April 2017

Venue: Committee Room 1 & 2

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON TUESDAY 4 OCTOBER 2016**



PRESENT

Elected Members

Councillor Nathan Prior (Chair)
Councillor Ian Crossland
Councillor Jerome Appleby

Mayor Kris Hanna

Apologies

Mr Bryan Moulds (Independent Member)

In Attendance

Mr Steve Hooper	Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)

1. OPEN MEETING

The meeting commenced at 6:31 pm.

2. KAURNA ACKNOWLEDGEMENT

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

3. MEMBERS DECLARATION OF INTEREST

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

- Councillor Prior noted that he lives in one of the areas to be discussed on the agenda but did not believe he had a conflict of interest so would remain in the meeting for the item.
- Councillor Appleby declared a perceived conflict of interest in the section of the item 'Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI)' (Reference No: UPC041016R7.5) relating to Oaklands Park as his brother lives on Diagonal Road. He advised he would leave the meeting when this was discussed.

4. CONFIRMATION OF MINUTES

These Minutes are subject to adoption at the next Urban Planning Committee Meeting.

Moved Councillor Crossland, Seconded Mayor Hanna that the minutes of the Urban Planning Committee meeting held on 2 August 2016 be confirmed as a true and correct record of proceedings.

Carried unanimously

5. BUSINESS ARISING

Nil

6. PRESENTATION

Don Smith (Development Manager of Vicinity Centres) provided a presentation on the status of the Castle Plaza redevelopment and associated Development Plan Amendment (DPA).

Mr Smith advised that the 8 hectare site was previously contaminated but has been remediated due to an order requirement imposed by the South Australian Environment Protection Authority (EPA). Soil has been dug and dumped so that it is now a “clean site”.

Mr Smith talked to a revised concept plan for the redevelopment, which included two supermarkets located on the northern side of Raglan Avenue. Mr Smith observed that, although Raglan Avenue would remain open to traffic, it would still result in “activation” due to a traffic-managed environment, retail stores fronting Raglan Avenue, and on-street parking in a configuration which reflects contemporary thinking on “activation”.

David Barone (Senior Urban and Regional Planner for Jensen Planning and Design) asserted that the revised proposal would not require significant changes to the DPA – it would affect only the concept plan, the Desired Character statement as it relates to descriptions of Raglan Avenue and Ackland Street, and Principles of Development Control 19, 20 and 21.

The Chair invited questions from the Committee members, and from Elected Members present in the gallery:

- Mayor Hanna queried the intention for the northern part of the concept plan. Mr Smith confirmed that Vicinity Centres will not undertake residential development on the northern part of the concept plan, as this is located on excess land that will be sold by Vicinity Centres.
- Councillor Hutchinson queried whether the proposal would be affected by plans under the Metropolitan Adelaide Road Widening Act. Mr Smith advised that the road widening is currently unfunded, and in any case, excess car parking is provided for the proposed retail components.
- Councillor Hull observed that the revised proposal is at significant variance to the original DPA, as Raglan Avenue was intended to be closed to traffic and all traffic diverted to Ackland Street.
- Councillor Pfeiffer agreed that the proposal was significantly different, and queried whether the revised proposal was the best use of the land, also raising concerns about whether the large retailers would close in the future. Mr Smith advised that he believes that the proposal delivers the highest and best use of the land, and that the large supermarkets would not be developed if they would become redundant in the future.
- Councillor Pfeiffer queried what Vicinity Centres would like to see for the land north of Ackland Street. Mr Smith advised that they wish to see an employment zone, including

offices and some residential development.

- Councillor Pfeiffer queried whether the revised proposal has been considered by the Department of Planning, Transport and Infrastructure (DPTI). Mr Smith confirmed that it has not been considered by the Transport Division of DPTI, but that they would still intend to provide a left-in left-out configuration at the intersection.
- Councillor Velliskou queried how Raglan Avenue would create space for people. Mr Barone advised that Raglan Avenue would incorporate wider verges to provide spaces for tables. Mr Smith advised that the revised proposal relates to different economic time, but the revised proposal still delivers the general principles of activation – for example, a development undertaken in Melbourne at a similar width to Little Collins Street works well with narrow footpaths to encourage pedestrian interaction in a “High Street” style.
- Councillor Gard emphasised the importance of connectivity in ensuring that resident bodies are not segregated, specifically in relation to relocation of the railway station. Mr Smith advised that the relocation of the train station would be in logical location near Raglan Avenue, as reflected by the master plan. He observed that South Road is a high employment zone and agreed that access is important, but this is an issue to be handled by DPTI.
- Councillor Hull questioned how contamination has affected decision-making. Mr Smith advised that it has delayed the progress of the development, and although it has taken 9 years, the site is now clear. The revised DPA and master plan envisages high rise residential (but with no habitable basements or ground floor dwellings), and therefore the site still delivers on the original intention.
- Councillor Hull questioned whether Mr Smith was aware of other issues within groundwater contamination in metropolitan Adelaide; Mr Smith advised that he is not.
- Councillor Pfeiffer questioned the timeline for the proposal and the status of the previous development application. Mr Smith advised that they would complete the DPA process, undertake a feasibility assessment, and then lodge the new development application (for the amended retail development).
- Mayor Hanna questioned whether the diversion around Ackland Street could still take place, and whether Raglan Avenue would be pedestrian-friendly. Mr Smith advised that the road diversion was previously required due to the traffic volume generated by closing Raglan Avenue. Given that Raglan is proposed to remain open, the diversion of Ackland Street is no longer required. Mr Smith believed that they can achieve a pedestrian-friendly environment whilst keeping Raglan Avenue open [to vehicles].
- Councillor Hutchinson queried the timeframe of the DPA. Mr Smith advised that the DPA is currently with the Minister, and it is hoped that the DPA will be completed by next year.

Adjournment

The Chair sought and was granted leave of the meeting to adjourn the meeting for a period of 5 minutes.

7:03 pm meeting adjourned

7:11 pm meeting resumed

6.1 Castle Plaza Presentation Reference No: UPC041016R6.1

The Committee discussed that there are concerns with retaining two signalised intersections on South Road in close proximity to one another [Ackland Street and Raglan Avenue], and DPTI may have concerns with this component of the revised plan.

The Committee observed that Raglan Avenue is unlikely to result in a pedestrian-friendly environment in the revised plan, even if the traffic is “calmed”.

Moved Mayor Hanna, Seconded Councillor Crossland that the Urban Planning Committee:

1. Notes the presentation by Don Smith of Vicinity Centres regarding the Castle Plaza redevelopment.
2. Notes the desirability of a Raglan Avenue closure allowing a pedestrian-friendly area between Castle Plaza Shopping Centre and the new development. This would allow removal of the Raglan Avenue and South Roads signalised intersection and diversion of Raglan Avenue traffic through to Ackland Street.

Carried

7. REPORTS

7.1 Work Plan 2016

Reference No: UPC041016R7.1

Moved Mayor Hanna, Seconded Councillor Appleby that the Urban Planning Committee:

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

Carried unanimously

7.2 Development Plan Amendment Status Update

Reference No: UPC041016R7.2

The Chair invited Ms Hardy to provide an update of Development Plan Amendments. Ms Hardy provided an update on all Development Plan Amendments, and drew the Committee’s attention to Appendix 1 which outlined the proposed changes to the Castle Plaza Activity Centre DPA.

The Chair invited comments in relation to the proposed changes to the DPA:

- It was agreed that it is worthwhile noting that the provision for car parking should be maximised where possible.
- The Chair noted that if DPTI are proposing to amend car parking provisions, they should relocate the train station to produce the necessary transport infrastructure.
- There should be sufficient car parking rear the train station.

Moved Mayor Hanna, Seconded Councillor Crossland that the Urban Planning Committee:

1. Notes the status of Ministerial and Council Development Plan Amendments.
2. Consider whether Table Mar/2A should be applied to the proposed Mixed Use Zone for the Castle Plaza Activity Centre Development Plan Amendment.

Carried unanimously

7:27 pm Councillor Crossland left the meeting

7:29 pm Councillor Crossland re-entered the meeting

7.3 Update to the 30 Year Plan for Greater Adelaide Reference No: UPC041016R7.3

The Chair invited questions and comments and the following matters were raised:

- Most of the *30 Year Plan* is quite vague, until you reach the targets.
- Query whether the targets in the Plan are coming into Council's strategic planning documents.
- Would like baseline figures for targets for Marion specifically.
- It is important to bring in targets to Marion's own strategic targets, but it is difficult to do so without knowing the City of Marion's baseline figures. Important for internal use; not necessarily to advise the Minister.

Action: Staff to investigate the baseline figures for the 6 targets relative to the City of Marion specifically.

- Ms Hardy provided members with additional comments from Council's Strategy and Environment Departments which could be added to the Draft Submission in Appendix 2.
- Query how DPTI arrived at the targets.
- The Committee requested that a report is presented to the 11 October 2016 General Council meeting if possible.
- Request that a report and letter are drafted for the General Council meeting and reference online to report; consultation summary not necessary.
- The tree canopy target is ambitious given the extent of infill development envisaged.
- The State Government has inferred that the tree canopy target primarily relates to public space/reserves, rooftop gardens, etc.
- Request feedback to the Strategy Department regarding the directions for increased density.

Moved Mayor Hanna, Seconded Councillor Crossland that the Urban Planning Committee:

1. Request that a report and draft submission to the Minister is presented to the General Council meeting on 11 October 2016 for consideration. The Committee approved the general direction of the draft submission presented to the Committee.

Carried unanimously

7.4 Local Heritage and Character Revised Draft Position Paper Reference No: UPC041016R7.4

The Chair invited questions and comments and the Committee discussed that they were generally happy with the submission, subject to certain amendments. The Mayor circulated a copy of the proposed editorial changes to the Committee members.

Moved Mayor Hanna, Seconded Councillor Appleby that the Urban Planning Committee:

1. Approves the written submission attached at Appendix 4, subject to editorial amendments by the Mayor, and request that a formal letter to this effect be prepared for the Mayor's signature.

Carried unanimously

7.5 Housing Diversity Development Plan Amendment (DPA) Reference No: UPC041016R7.5

7:48 pm Councillor Appleby left the meeting and did not return.

Marino

The Chair invited questions and comments and the following matters were raised:

- Hallett Cove would be considered at a future Committee meeting. If the policy methodology in Marino is supported, it may also be applied to Hallett Cove.
- Risk of being too insular by focussing on smaller areas. Dislike the concept of implementing a number of different zones in a small area. Potential to bring Marino back to the next meeting with Hallett Cove to provide a larger picture when considering the southern areas.
- Mr Hooper clarified that an overview will be provided at end of the process in a Residential Yield Analysis.
- The Committee resolved that they were comfortable with process, as the methodology can be applied to larger areas in further meetings.
- Mayor Hanna observed that he is pleased with the way the DPA is progressing.
- Cr Prior observed that the DPA presents a great opportunity to set an example for the rest of Adelaide.

Action: Staff to investigate the relevant policy areas and density provisions in areas of sloping land in Gawler and the Adelaide Hills.

- Ideally, the new policy areas should be based on standard policies in the South Australian Planning Policy Library (SAPPL). However, there is no relevant module/template for low density areas, or for facilitating higher densities on sloping land.
- Councillor Crossland observed that the catchment for the “Hills Infill Policy Area” could be larger; topography is a restriction in itself, as cost increases to build on sloping sites. A catchment area closer to the *30 Year Plan for Greater Adelaide* guidelines of 800 metres is preferred.
- The Committee discussed the possibility of adopting Appendix 10 but with site areas reduced to site areas as per Appendix 8, applied across the whole of Marino. 350 square metres would be suitable for detached, 300 square metres for other dwelling types across the whole of Marino.
- Councillor Crossland observed that if people desire subdivision, policy shouldn’t prevent development.
- This policy should align with rolling out a consistent plan across the City; desire to simplify zoning.
- A self-regulating system is likely to result; land that is difficult or expensive to develop will not be developed.
- Development in the southern end of Hallett Cove envisages smaller allotments than currently being considered in Marino [Burlington, land owned by the Adelaide Development Company].
- Mayor Hanna observed that people may prefer an infill zone and preserve the wider area for lower density.
- The Committee agreed that 350 square metres is a reasonable site area; not prohibitive.

- Mayor Hanna declared that he wishes to discourage hammerhead development. Perhaps all dwellings should be visible from the street [when viewed down the common driveway from the front property boundary].
- The Committee discussed that group/residential flat buildings can be an acceptable form of development, as long as cars are not parked on the street. Manoeuvring is important to enable car parking in garages.
- Councillor Prior expressed a dislike of counting a driveway area forward of a garage as a car park [located in manoeuvring area]; it is preferable to provide double-width garages. The desired character could state that car parks should be free from driveway area.
- The Committee agreed that:
 - Principle of Development Control (PDC) 5 is redundant; delete “when viewed from the Adelaide Plains”.
 - Page 126 of the Agenda (Appendix 8) should be amended to reduce site areas by 50 square metres.
 - Page 128 of the Agenda (Appendix 10) should be amended to reduce all revised site areas by a further 50 square metres.
- Councillor Crossland observed that the “Hills Infill Policy Area” should be maximised if there is surrounding flat land.
- The new site areas in Marino should achieve the goal of greater consistency in site areas across the whole of the Council area.
- The Committee requested that staff bring the revised policy content back to the next meeting, and that the suburb of Hallett Cove be considered at the next Urban Planning Committee meeting in 2017.

Moved Mayor Hanna, Seconded Councillor Crossland that the Urban Planning Committee:

1. Reviewed the proposed policy options to facilitate appropriate higher density residential development in Marino and indicated that the Committee supports:
 - a) implementing the “Hills Infill Policy Area” draft policy in the identified areas (as per Appendix 9); and
 - b) amending the existing Hills Policy Area 11 site areas table to provide appropriate interface with the draft “Hills Infill Policy Area”,

subject to reducing all site areas specified in Appendices 8 and 10 by 50 square metres.

Carried unanimously

The Committee agreed that, due to time constraints, the Suburban Activity Node Zone should be considered at the next Urban Planning Committee meeting in 2017.

Low Density Policy Area

The Chair invited questions and comments and the following matters were raised:

- Councillor Crossland observed that higher density development should still abut public open space.
- Mayor Hanna observed that the map on Page 95 of the Agenda has the right balance (although noting the need for a scale on the map).
- Councillor Prior noted that Policy Area 12 requires greater car parking provisions.
- The Committee agreed that the “Low Density Policy Area” template should be amended to increase site areas by 50 square metres (to 400 square metres) and increase

frontages to 12 metres for detached and semi-detached dwellings. Row dwellings should increase to 350 square metres site area and 10 metre frontage.

- Economics will direct developers into higher density areas.
- The Committee agreed that the Northern Policy Area 13 is preferred in the transition between the Suburban Activity Node Zone and Low Density Policy Area in Oaklands Park, in lieu of the recommended Medium Density Policy Area 12.

Action: Staff should obtain mapping/data on frontage width and site areas in Oaklands Park, which analyses the proportion of existing allotments able to satisfy the proposed subdivision criteria.

- Mr Hooper advised that SA Housing/Renewal SA wish to redevelop Locality 4; they have recognised that it is a strategic site.
- It would be good to provide incentives for developers to amalgamate sites and provide integrated developments.
- Renewal SA will have the responsibility to create an integrated development with affordable and diverse housing options. A development similar to “Playford Alive” would be desirable in this locality.
- The upcoming redevelopment of Renewal SA land in Morphettville could be considered a test example of the type of development that could be developed in Locality 4.

Moved Mayor Hanna, Seconded Councillor Crossland that the Urban Planning Committee:

2. Reviewed the Oaklands Park Low Density Analysis and identified those areas suitable for inclusion in the proposed Low Density Policy Area (as per Page 95 of the Agenda), and as per the discussion.

Carried unanimously

8. CONFIDENTIAL ITEMS

Nil

9. ANY OTHER BUSINESS

Nil

10. MEETING CLOSURE

The meeting was declared closed at 9.30pm

11. NEXT MEETING

The next meeting of the Urban Planning Committee is yet to be confirmed.

CONFIRMED

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CHAIRPERSON

/ /

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officer: Rhiannon Hardy, Policy Planner
General Manager: Abby Dickson, General Manager City Development
Subject: Work Plan 2017
Reference No: UPC070217R7.1

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 2017 satisfying the requirements set out in the Terms of Reference has been compiled in **Appendix 1** for the Committee's consideration.

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

DUE DATE

That the Urban Planning Committee:

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| 1. Notes the proposed work program for 2017 identified at Appendix 1 to the report. | 7 February 2017 |
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Appendix 1

INDICATIVE URBAN PLANNING WORK PROGRAM - 2017

7 FEBRUARY 2017	
Topic	Action
Work Plan 2016	Note
Development Plan Amendment (DPA) Status Update	Note
Housing Diversity DPA	Review DPA investigations and proposed policy: <ul style="list-style-type: none"> • Amended version of Southern Policy Area 18 for the southern suburbs • Marion Plains Policy Area (Low Density Policy Area) in Warradale and Sturt <i>Resumed from 4 October 2016 meeting:</i> <ul style="list-style-type: none"> • Suburban Activity Node Zone draft policy • Suburban Activity Node Zone in Warradale, Dover Gardens and Seacombe Gardens
Residential Design Guidelines	Status update (<i>resumed from 4 October 2016 meeting</i>)

4 APRIL 2017	
Topic	Action
Work Plan 2017	Note
Development Plan Amendment (DPA) Status Update	Note
Housing Diversity DPA	Review DPA proposed policy
Recreation / Community DPA	Status update if required
Morphettville Racecourse DPA (Ministerial)	Status update if required
Main South Road/Darlington Upgrade DPA (Ministerial)	Status update if required
Seacliff Park Residential & Activity Centre DPA (Cities of Marion & Holdfast Bay)	Status update if required
Castle Plaza Activity Centre DPA	Status update if required

*** Extraordinary Meeting: 20 April 2017 (TBC)**

Public hearing for Recreation/Community DPA

6 JUNE 2017	
Topic	Action
Work Plan 2017	Note
Development Plan Amendment (DPA) Status Update	Note
Housing Diversity DPA	Review DPA proposed policy
Industrial Land Study	Initiation of DPA discussion
Recreation / Community DPA	Consider DPA for endorsement by Council
Morphettville Racecourse DPA (Ministerial)	Status update if required
Main South Road/Darlington Upgrade DPA (Ministerial)	Status update if required
Seacliff Park Residential & Activity Centre DPA (Cities of Marion & Holdfast Bay)	Status update if required
Castle Plaza Activity Centre DPA	Status update if required

1 AUGUST 2017	
Topic	Action
Work Plan 2017	Note
Development Plan Amendment (DPA) Status Update	Note
Housing Diversity DPA	Finalise DPA content for consideration by Council
Recreation / Community DPA	Status update if required
Morphettville Racecourse DPA (Ministerial)	Status update if required
Main South Road/Darlington Upgrade DPA (Ministerial)	Status update if required
Seacliff Park Residential & Activity Centre DPA (Cities of Marion & Holdfast Bay)	Status update if required
Castle Plaza Activity Centre DPA	Status update if required

3 OCTOBER 2017	
Topic	Action
Work Plan 2017	Note
Development Plan Amendment (DPA) Status Update	Note
Housing Diversity DPA	Status update if required
Recreation / Community DPA	Status update if required
Morphettville Racecourse DPA (Ministerial)	Status update if required
Main South Road/Darlington Upgrade DPA (Ministerial)	Status update if required
Seacliff Park Residential & Activity Centre DPA (Cities of Marion & Holdfast Bay)	Status update if required
Castle Plaza Activity Centre DPA	Status update if required

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officer: Rhiannon Hardy, Policy Planner

Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Development Plan Amendment Status Update

Report Reference: UPC070217R7.2

REPORT OBJECTIVES/SUMMARY

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

RECOMMENDATION

DUE DATE

That the Urban Planning Committee:

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| 1. Notes the status of Ministerial and Council Development Plan Amendments. | 7 February 2017 |
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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 2017.

Ministerial-Initiated Development Plan Amendments:

Development Plan Amendment	Purpose	Status
Main South Road/Darlington Area Ministerial Development Plan Amendment	<p>DPA affects Cities of Marion, Mitcham & Onkaparinga.</p> <p>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:</p>	<p>The DPA is currently being compiled by DPTI.</p> <p>No further input/feedback has been requested of Council at the time of writing.</p>

	<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. 	
Morphettville Racecourse Ministerial Development Plan Amendment	The South Australian Jockey Club seeks to redevelop surplus land on the northern part of the racecourse for a mixed use development including residential, retail and commercial land uses. Development will involve land located in both the City of Marion and the City of West Torrens.	The DPA has been initiated by the Minister. No input/feedback has been requested of Council at the time of writing.

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.	<p>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.</p> <p>3 Audit reports relating to Audit Areas 1, 2 & 3 have been provided to Council and the Minister, stating that these areas are suitable for a restricted range of uses – subject to restrictions, conditions and recommendations.</p> <p>Reported to Council on 12 April 2016 and 24 May 2016.</p> <p>The DPA is with DPTI, who in collaboration with Council staff, will revise the DPA so as to be consistent with the audit recommendations.</p>

		Novion (the developer/owner of the site) has put forward an amended- smaller scale - proposal for the site. This potentially involves changes to the proposed road system. Council is awaiting additional details, including an amended traffic report, prior to considering any required changes to 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.
New DPAs (2016)		
Recreation/Community Use Development Plan Amendment	The proposed DPA involves rezoning a number of the larger recreation facilities and community centres to Community Zone. This zone/policy area more appropriately supports the forms of development envisaged for the facilities in question.	The DPA SOI was approved by the Minister on 26 October 2016. Draft DPA for consultation purposes was endorsed by Council on 13 December 2016. The DPA will be placed on public consultation in early February 2017.
Housing Diversity DPA	The proposed DPA reviews the residential densities envisaged in the existing Policy Areas of the Residential Zone to assess opportunities for increased housing diversity/density, and to identify areas that warrant preservation, including Character areas.	The DPA SOI has been forwarded to the Minister for consideration. The SOI has not yet received agreement from the Minister at the time of writing. As per the request of the Urban Planning Committee at their meeting of 7 June 2016, Administration have commenced investigations for the DPA (refer Agenda Item R7.3).

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officer: David Melhuish, Senior Policy Planner

Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Oaklands Crossing Project

Report Reference: UPC070217R7.3

REPORT OBJECTIVES/SUMMARY

To update the Committee on the current status of the Oaklands Crossing Project.

RECOMMENDATION

DUE DATE

That the Urban Planning Committee:

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| 1. Notes the status of discussions between Council and the State Government in regard to the Oaklands Crossing Project. | 7 February 2017 |
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DISCUSSION

Council has prepared two schemes for Oaklands Crossing centering around a rail underpass under Morphett Road/Diagonal Road and an underground station:

Option 1: (Morphett Road becomes main thoroughfare)

- Morphett Road returns to north-south transport corridor with modified Prunus Street;
- Diagonal Road acts as a retail high street between Prunus Street and the new station;
- Government land holdings available for mixed use development – 6-8 storeys;
- Greatly enhanced pedestrian linkages to SA Aquatic and Leisure Centre and GP Plus;
- Landmark train station with commercial and retail opportunities.

Development Option 2: (Diagonal Road becomes main thoroughfare)

- Road network focussed on Diagonal Road and modified Prunus Street;
- Substantially better land holdings available than Option 1 for mixed use development – 6-8 storeys
- Government land holdings available for mixed use development;
- Greatly enhanced pedestrian linkages to SA Aquatic and Leisure Centre and GP Plus;

- Landmark train station with commercial and retail opportunities;
- Enhanced opportunities for a green heart serving the whole redevelopment area.

On 21 December 2016 Mayor Hanna and Steve Hooper met with Minister Stephen Mulligan (Transport and Infrastructure) and senior staff members of DPTI to discuss the Oaklands Crossing project, and in particular, the two options prepared by Council.

The Minister was advised that Mayor Hanna and Council's administration consider that Option 2 is the preferred planning outcome as it provides considerably greater amalgamated land area under State Government ownership and therefore provides greater potential and capacity for redevelopment and uplift.

The Minister was also advised that Council has already undertaken considerable investigations for rezoning within the subject area, associated with the Housing Diversity DPA (potential zones include Urban Core Zone, Mixed Use Zone and Suburban Activity Node Zone). Rezoning could form part of a Ministerial DPA which could be actioned very quickly in early 2017 or via a Council DPA excised from the Housing Diversity DPA.

Discussions held with the Minister were promising, with a view towards working collaboratively across all tiers of government and (hopefully) bringing this project to fruition, subject to funding arrangements being satisfied.

Since the meeting, DPTI has written to Council advising of a preference to stage the Housing Diversity DPA, with the first stage relating only to uplift surrounding Oaklands Crossing, while the balance of the DPA would be placed on hold. Administration has advised DPTI that Council does not wish to stage the DPA, but would prefer that the area surrounding Oaklands Crossing is excised from the DPA, so the remainder of the DPA can be progressed as a priority.

Council awaits a reply on the matter.

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officers: Rhiannon Hardy, Policy Planner
David Melhuish, Senior Policy Planner

Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment (DPA) - Proposed "Marion Plains Policy Area" in Warradale and Sturt

Report Reference: UPC070217R7.4

REPORT OBJECTIVES/SUMMARY

This report continues investigations for the proposed Housing Diversity Development Plan Amendment (DPA) further the directions identified in the Statement of Intent (SOI). The report investigates the suburbs of Warradale and Sturt to assess suitability for inclusion in the "Marion Plains Policy Area" (formerly referred to as the "Low Density Policy Area").

RECOMMENDATIONS

DUE DATES

That the Urban Planning Committee:

- | | |
|--|-----------------|
| 1. Resolves that the area identified for lower density policy be renamed from "Low Density Policy Area" to "Marion Plains Policy Area". | 7 February 2017 |
| 2. Reviews the Warradale and Sturt Analysis and identifies those areas suitable for inclusion in the proposed "Marion Plains Policy Area". | 7 February 2017 |

BACKGROUND

The SOI for the Housing Diversity DPA declared the following intention:

"Investigate the establishment of a low density policy area in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. Review minimum allotment dimensions and density criteria with potential for increased frontage widths and discourage hammerhead allotments."

Throughout the second half of 2016, the Urban Planning Committee (UPC) reviewed and endorsed a proposed "Low Density Policy Area" template, and its application in Oaklands Park.

The policy investigations are continued in this report, comprising analysis of the suitability of a lower density policy area in Warradale and Sturt.

DISCUSSION

A “Low Density Policy Area” has been drafted and supported by the UPC at the meeting held on 2 August 2016, subject to local additions/adaptions.

Council staff met with staff from the Department of Planning, Transport and Infrastructure (DPTI) in November 2016, where DPTI staff recommended that “low density” was not an appropriate name for the desired policy area. As such, Council staff recommend that the policy area is renamed to the “Marion Plains Policy Area”, given that the intended policy area would encompass certain localities in the northern half of the Council area, i.e. the Marion plains.

Staff have undertaken a detailed analysis of the housing stock and locality attributes in Warradale and Sturt, with a view to identifying areas suitable for inclusion in the Marion Plains Policy Area. The study contained in *Appendices 1 and 2* outlines the area recommended for inclusion in the new policy area.

For Members’ reference, the draft Marion Plains Policy Area (formerly referred to as the “Low Density Policy Area”) is attached in *Appendix 3*.

CONCLUSION:

The UPC are requested to consider:

- a) the analyses contained in *Appendices 1 and 2* to determine which areas of Warradale and Sturt should be included in the “Marion Plains Policy Area”; and
- b) Whether the “Marion Plains Policy Area” is an appropriate name for the proposed policy area.

APPENDICES:

- Appendix 1: Warradale Inner Suburb Analysis
- Appendix 2: Sturt Inner Suburb Analysis
- Appendix 3: Draft “Marion Plains Policy Area”

WARRADALE INNER SUBURB ANALYSIS

INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to investigate the establishment of a “low density policy area” in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. This analysis reviews the nature of the existing residential areas within the suburb of Warradale to assess their suitability for a lower density policy area, known as the “Marion Plains Policy Area”.

Three localities have been identified, as illustrated in Figure 1 below.

Dwelling Age

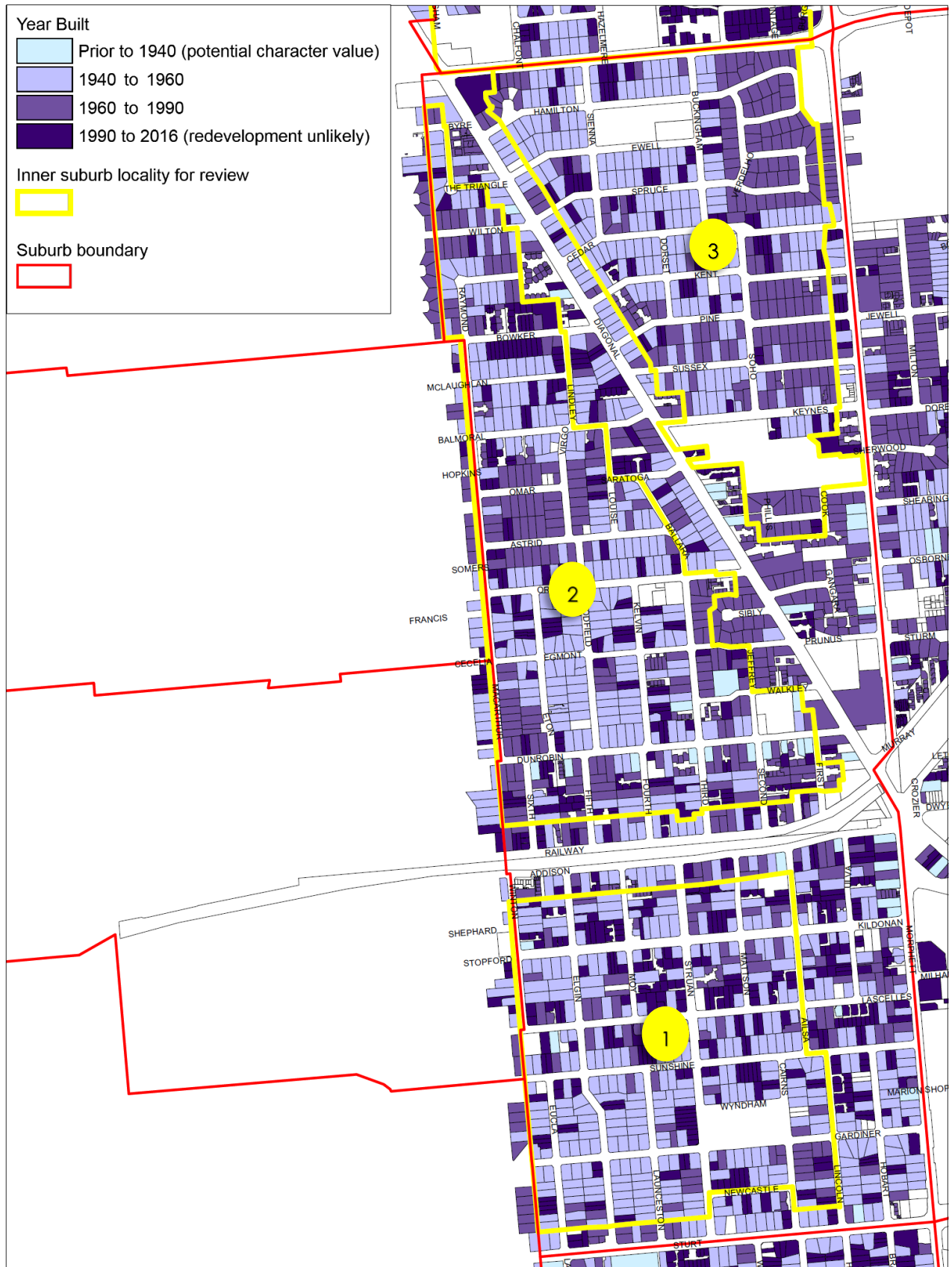


Figure 1. Thematic map illustrating dwelling age, with 3 localities identified

LOCALITY 1:



DWELLING STOCK

The locality contains a moderate proportion of recently constructed dwellings; 37% of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality,

although predominantly in the northern section closer to the rail corridor. These are generally 1 and 2 storey low-to-medium density dwellings.

48% of properties in the locality were constructed between 1940 and 1960, which represents the predominant dwelling era in the locality. This original dwelling stock typically comprises single-storey detached dwellings on 700m² - 1000m² allotments.

>= Min	< Max	%	#
1,800	1,940	0%	2
1,940	1,960	48	241
1,960	1,990	15	75
1,990	2,016	37	186

PATTERN OF ALLOTMENTS

Allotments are generally regular shape, which reflects the grid street pattern. That being said, new development has resulted in a less-uniform pattern of allotments, with narrow row dwellings, hammerhead development, and unit development.

SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-6 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

STREETSCAPING/VEGETATION

Streets in the locality feature attractive street tree planting, such as mature plantings along Lascelles, Kildonan and Ailsa Avenues. Large mature Eucalyptus trees are also apparent in the locality, but predominantly on land in private ownership.

LAND USES

The locality is predominantly residential in nature. A church is located on the northern end of Ailsa Avenue.

OPEN SPACE

Warradale Park Reserve and Tennis Club (10,800 m²) is located on Gardiner Avenue.



Figure 2. Launceston Avenue



Figure 3. Newcastle Street

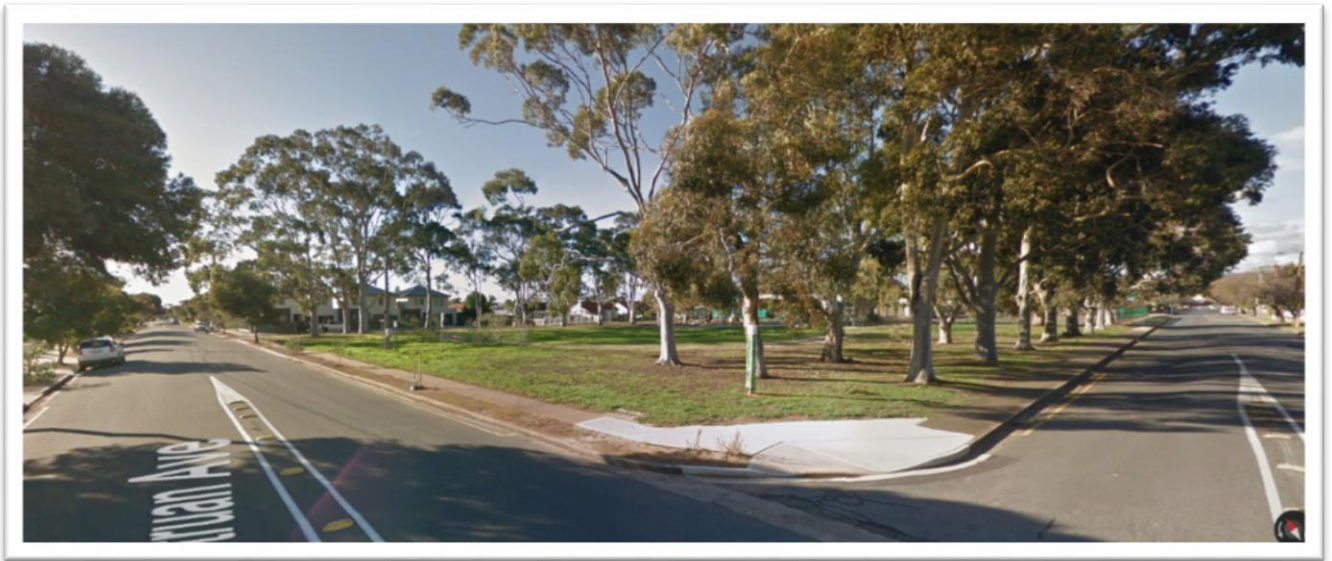


Figure 4. Warradale Park Reserve

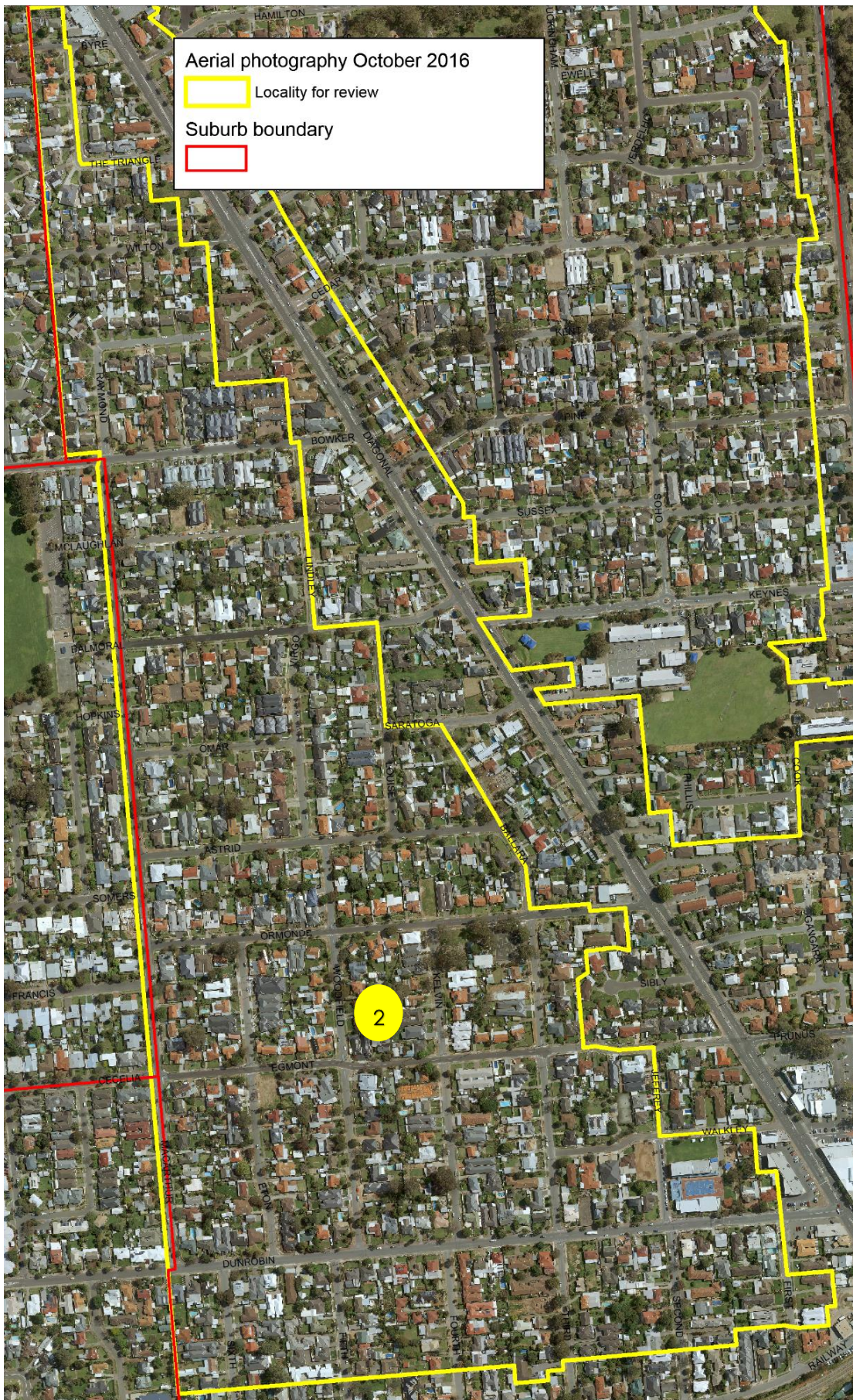


Figure 5. Lascelles Avenue



Figure 6. Elgin Avenue

LOCALITY 2:



DWELLING STOCK

The locality contains a moderate proportion of recently constructed dwellings; 28% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density (detached, semi-detached, row and unit type), and comprises 1 and 2 storey dwellings. New dwelling stock tends to be scattered throughout the locality, however is more dominant adjacent the railway line (outside the locality) and along Bowker Street to the north.

33% of properties in the locality were constructed between 1940 and 1960, and 36% between 1960 and 1990.

Dwelling stock constructed before 1990 typically comprises single-storey detached dwellings on 700-1000 m² allotments. Allotment sizes for more recently constructed dwellings range between 300m² - 400m².

>= Min	< Max	%	#
1,800	1,940	2%	13
1,940	1,960	33	218
1,960	1,990	36	236
1,990	2,016	28	184

PATTERN OF ALLOTMENTS

Allotments are generally regular in shape, which reflects the grid street pattern. That being said, new development has resulted in a less-uniform pattern of allotments, with narrow row dwellings, hammerhead development, and unit development.

SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-6 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

STREETSCAPING/VEGETATION

Other than along Railway Terrace (adjacent the rail corridor) and Wilton Avenue to the north, there is a general lack of mature street trees within the locality. However, more recent plantings are evident along a number of the streets.

LAND USES

The locality is predominantly residential in nature. A school is located at the western end of Dunrobin Road and a tennis club and kindergarten are located at the western end of Ormonde Avenue.

OPEN SPACE

A small reserve of around 1100m² is located in Louise Avenue, in addition to the tennis club mentioned above.



Figure 6. Bowker Street – new medium density development adjacent original housing stock



Figure 7. Astrid Street – original low density housing stock



Figure 8. Dunrobin Road – modern school alongside pre 1940 housing



Figure 9. Woodfield Avenue – predominantly original housing stock with a recent modern incursion



Figure 10. Kelvin Avenue – mix of original low density and recent low/medium density housing stock

LOCALITY 3:



DWELLING STOCK

The locality contains a relatively small proportion of recently constructed dwellings; 17% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density (detached, semi-detached and row), and comprises 1 and 2 storey dwellings. New dwelling stock tends to be scattered throughout the locality, however is more dominant on the western side where the older housing stock is located.

40% of properties in the locality were constructed between 1940 and 1960, and 43% between 1960 and 1990. Those properties constructed between 1960 and 1990 are predominantly located at the north eastern section of the locality; being a subdivision of a former vineyard area.

Original dwelling stock typically comprises single-storey detached dwellings. Those constructed before 1960 are located on allotments ranging between 700m²-900m², whereas those constructed between 1960 and 1990 range between 600m²-700m². Allotment sizes for more recently constructed dwellings range between 300m² - 400m².

>= Min	< Max	%	#
1,800	1,940	0%	0
1,940	1,960	40	187
1,960	1,990	43	199
1,990	2,016	17	78

PATTERN OF ALLOTMENTS

Allotments are generally regular in shape, which reflects the grid street pattern. Allotments in the subdivision of a former vineyard are more irregular due to the looped road pattern. New development has resulted in a less-uniform pattern of allotments due to narrow frontages associated with semi-detached and row dwellings.

SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-7 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

STREETScape/VEGETATION

There is variation in street tree planting throughout the locality, with no trees evident in a number of streets in the north east (vineyard subdivision) through to a heavy canopy of mature gum trees in others (Kent Street). A substantial number of mature trees are present on Hamilton Park Reserve.

LAND USES

The locality is predominantly residential in nature. Warradale Primary School is located on Keynes Avenue and Hamilton Park Reserve (13,860m²) is located on Ewell Avenue.

OPEN SPACE

The above two facilities provide open space within the locality.



Figure 11. Hamilton Ave – 1970s/1980s subdivision of former vineyard (no street trees)



Figure 12. Ewell Ave – original housing stock adjacent Hamilton Park Reserve



Figure 13. Kent Ave – mix of new dwellings amongst original housing stock – predominantly mature street trees

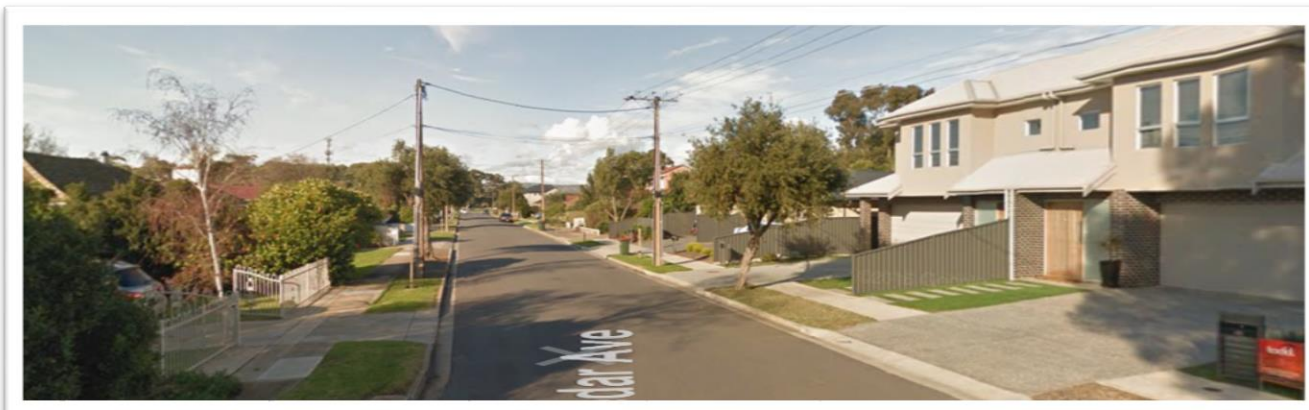


Figure 14. Cedar Ave – New medium density development



Figure 15. Sussex Street – Original housing stock – 1960s onwards

CONCLUSION

Locality 1

Just over a third of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality, although predominantly in the northern section between the rail corridor and Lascelles Avenue (both sides). This section is currently covered by both Medium Density and Northern Policy Areas. Recent redevelopment in the area has resulted in varied front setbacks and less regular allotment patterns. Therefore, an intact lower density character does not exist in this section of the locality.

It is noted that the entire locality is located within 800 metres of both the rail corridor and the Regional Centre Zone, and therefore the implementation of a policy area seeking lower density housing stock would be contrary to established planning principles which emphasize the importance of planning for higher residential densities within convenient walking distance of public transport, retail, community services etc. to reduce car dependency.

Dependent on the above, the following scenarios could be considered:

- Retaining the existing Medium Density and Northern Policy Area zoning within the locality
- Increasing the area covered by the Medium Density Policy Area down to Lascelles Avenue, with the remainder staying in Northern Policy Area 13

Locality 2

Just under a third of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality, although there are small concentrations in the southern section north of the rail corridor and on Bowker Street.

New dwelling stock is generally low-to-medium density (detached, semi-detached, row and unit type), and comprises 1 and 2 storey dwellings.

The locality is currently covered by both Medium Density and Northern Policy Areas. Recent redevelopment in the area has resulted in varied front setbacks and less regular allotment patterns in a number of streets. Therefore, an intact lower density character does not exist throughout the locality. There are a few small areas where an original lower density character is predominantly intact (Around Raymond Grove, Wilton Avenue and The Triangle, in the north, and between Omar Avenue and Ormond Avenue, centrally located). These areas may be too small as individual policy areas.

It is recommended that the existing Medium Density and Northern Policy Area zoning within the locality be retained.

Locality 3

Only 17% of the properties in the locality were constructed after 1990. New dwelling stock tends to be scattered throughout the locality, however is more dominant on the western side where the older housing stock is located. Changes in frontages and setbacks have resulted in a less coherent character in this section.

Housing stock in the north-eastern and eastern sections of the locality are relatively recent (circa 1970s) and the streetscape character is attractive and predominantly intact.

For the above reasons, it is recommended that the potential "low density" policy area is confined to the eastern sections of the locality displayed in the aerial photograph and draft zoning maps below. The zoning of the remaining parts of the locality should be retained as Northern Policy Area 13.

AERIAL PHOTO: RECOMMENDED "MARION PLAINS POLICY AREA"

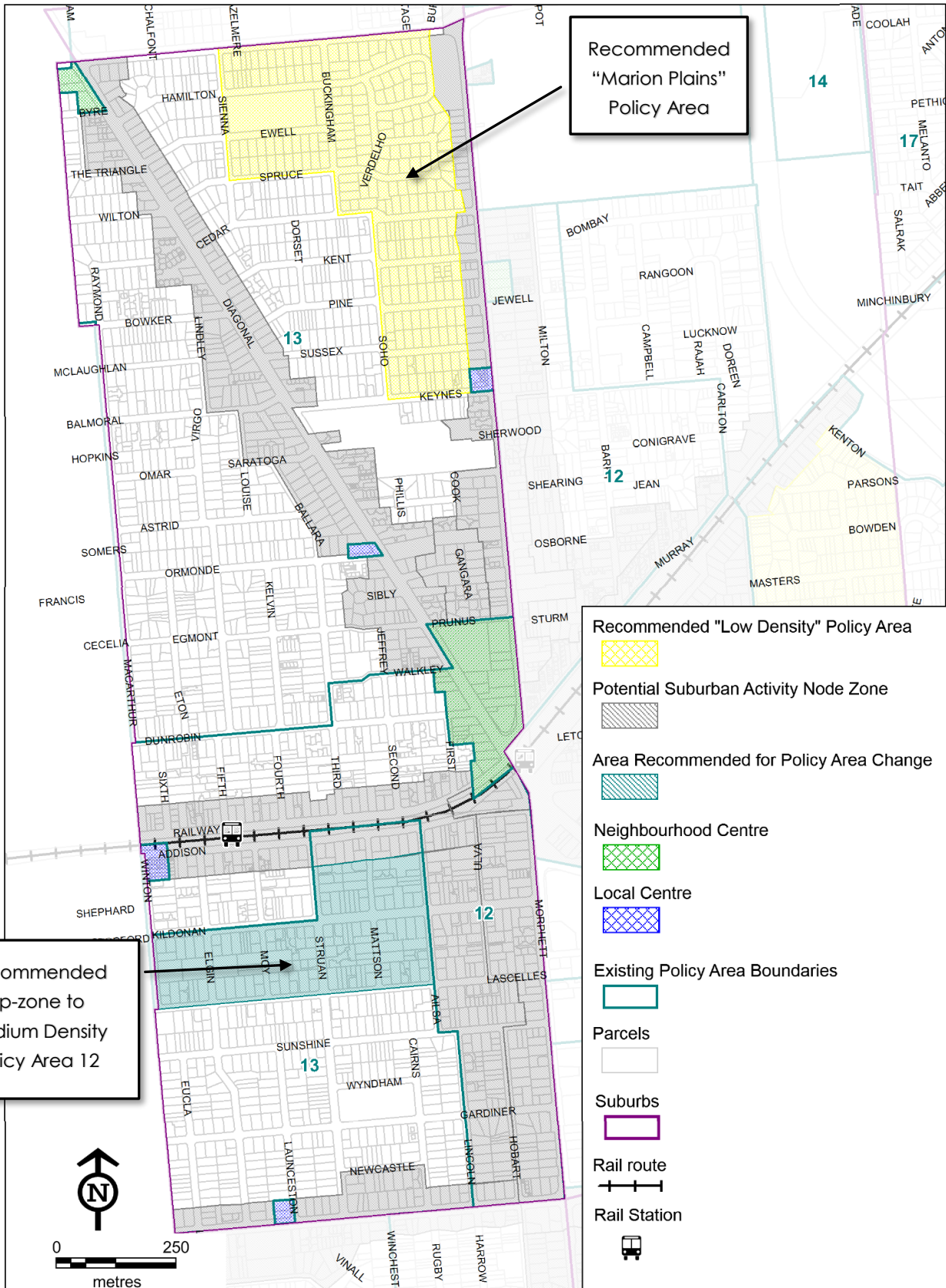


SUMMARY MAP: POTENTIAL "MARION PLAINS POLICY AREA"

Warradale

Housing Diversity DPA - Potential Low Density Policy Area

DRAFT: For discussion only
Version: 11 January 2017



Recommended
"Marion Plains"
Policy Area

Recommended
up-zone to
Medium Density
Policy Area 12

- Recommended "Low Density" Policy Area
- Potential Suburban Activity Node Zone
- Area Recommended for Policy Area Change
- Neighbourhood Centre
- Local Centre
- Existing Policy Area Boundaries
- Parcels
- Suburbs
- Rail route
- Rail Station

STURT INNER SUBURB ANALYSIS

INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to investigate the establishment of a “low density policy area” in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. This analysis reviews the nature of the existing residential areas within the suburb of Sturt to assess their suitability for a lower density policy area, known as the “Marion Plains Policy Area”.

The locality for review has been identified in Figure 1 below.

Dwelling Age

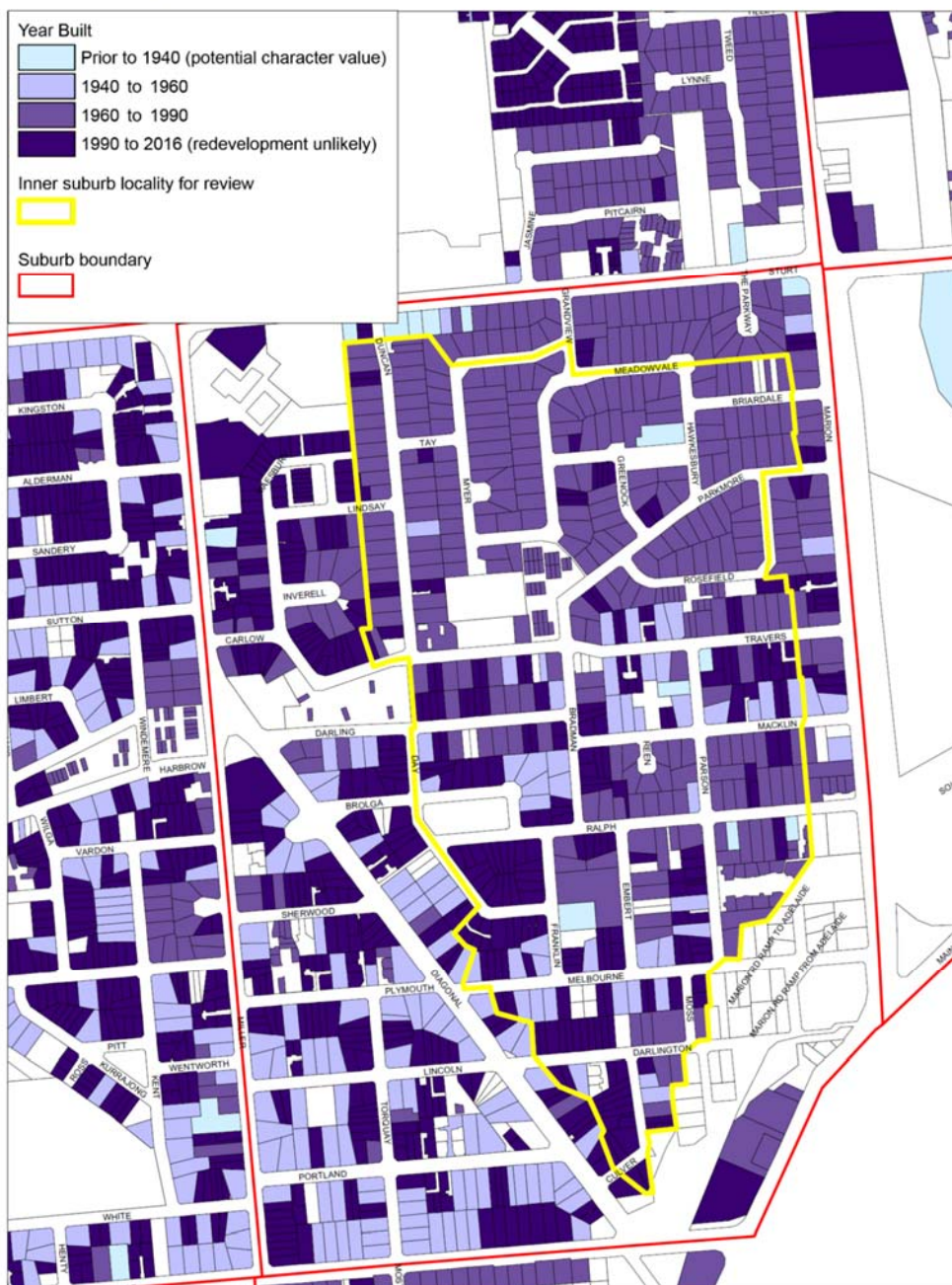


Figure 1. Thematic map illustrating dwelling age and locality for review



DWELLING STOCK

The locality contains a high proportion of recently constructed dwellings; 37% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density and comprises both single-storey and two-storey construction.

53% of properties in the locality were constructed between 1960 and 1990, which represents the most prevalent dwelling era in the locality. Only 9% of properties were constructed prior to 1960, and therefore the locality does not maintain distinct built form character value.

The highest proportion of original dwelling stock appears to be concentrated in the northern part of the locality, such as Duncan, Myer, Parkmore and Meadowvale streets.

>= Min	< Max	%	#
1,800	1,940	1%	6
1,940	1,960	8%	46
1,960	1,990	53	301
1,990	2,016	37	211

PATTERN OF ALLOTMENTS

Allotments in the northern part of the locality are generally of a standard pattern, as redevelopment is less common in this area. The southern part of the locality, however, maintains a higher proportion of allotments developed at higher densities – these allotments tend to be quite narrow. Although several hammerhead allotments are evident, they are not common in the locality.

SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

STREETSCAPING/VEGETATION

Mature street tree plantings are evident along a number of streets, including Hawkesbury Avenue and Parsons Street. However, in many parts of the locality, street tree planting is sporadic and scarce. A number of mature Eucalyptus trees are present in and surrounding Brolga Place Reserve.

LAND USES

The locality is residential in nature.

OPEN SPACE

Four (4) Council reserves - Brolga Place Reserve (4313 m²), Travers Reserve (2723 m²), Rosefield Lane Reserve (796 m²), and Hawkesbury Avenue Reserve (2237 m²) - are present in the locality.



Figure 2. Recent development along Ralph Street



Figure 3. Brolga Place Reserve



Figure 4. Melbourne Street



Figure 5. Franklin Street



Figure 6. New single-storey dwellings on the corner of Bradman and Macklin Streets



Figure 7. Parkmore Avenue, with a higher proportion of original dwelling stock



Figure 8. Housing SA land at Parkmore Avenue



Figure 9. Grandview Grove



Figure 10. Several mature trees along Duncan Street

CONCLUSION

The southern portion of the locality maintains a relatively high proportion of redevelopment, such as along Darlington, Melbourne, Travers and Darling streets. New dwellings have varied the pattern of setbacks and allotment configuration, and a low density character (derived from the original dwelling stock) is not evident. These streets with a high level of redevelopment do not maintain a distinct streetscape character as street tree planting is scarce and sporadic.

The northern part of the locality, however, maintains a higher proportion of original dwelling stock with limited infill development, such as along Myer Road, Duncan Street and Meadowvale Road. These streets also tend to feature mature street trees. As such, these streets can be seen to maintain a low density streetscape character.

The character of the northern part of the locality may warrant preservation by encouraging sensitive infill development which respects the existing pattern of development and streetscape character. However, it is acknowledged that this locality is located 300-700 metres from the Regional Centre Zone, and therefore is not appropriate to prevent all development in this area.

In summary, it is recommended that the proposed lower density policy area is reduced to contain only those areas displayed in the aerial photograph and draft zoning maps below. That lower density policy area should not prevent all future infill development, but should encourage allotment dimensions and dwelling designs which can preserve the low density streetscape character.

The zoning of the remaining parts of Sturt should be retained as per the current policy areas.

AERIAL PHOTO: POTENTIAL "MARION PLAINS POLICY AREA"

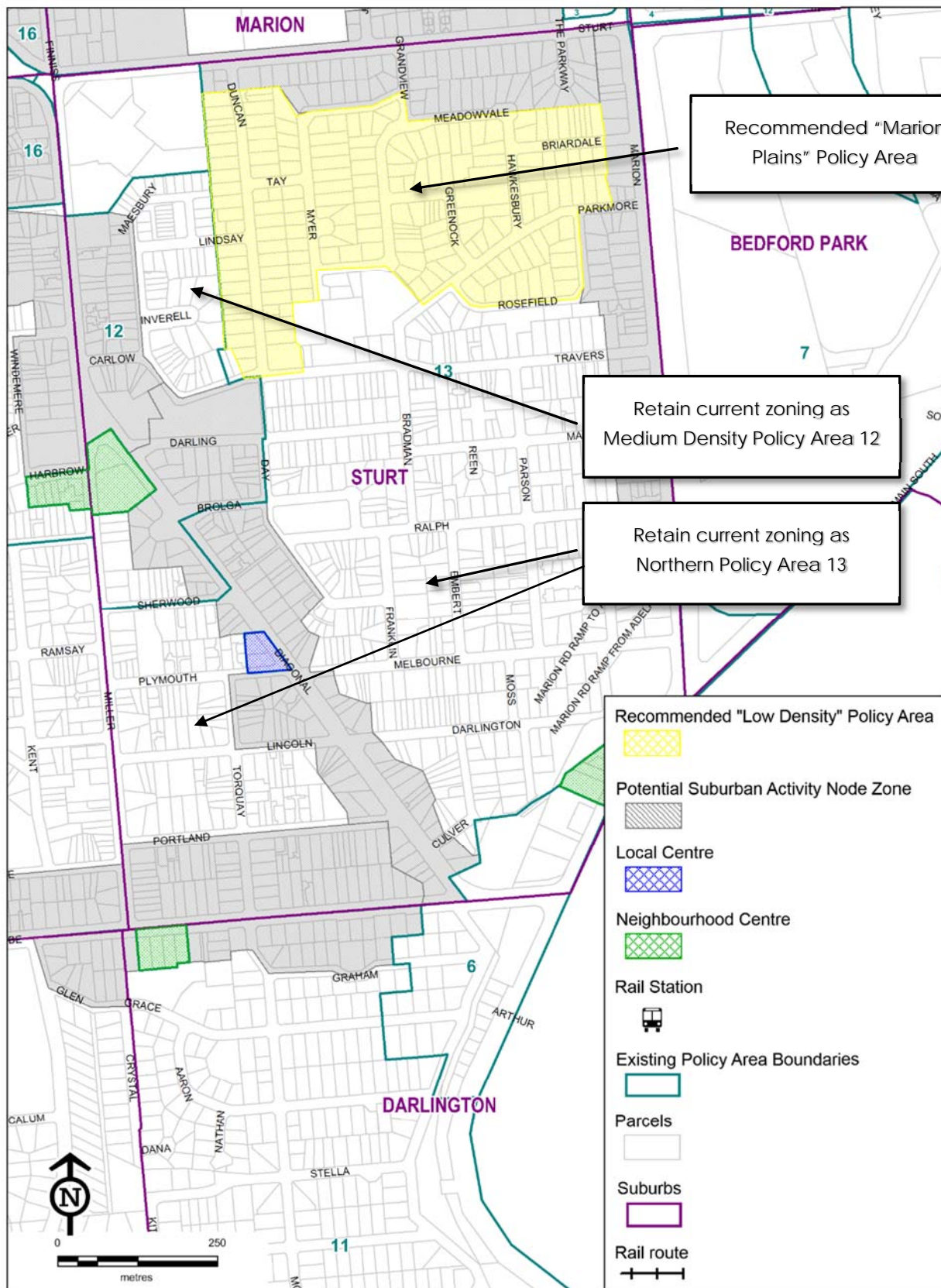


SUMMARY MAP: : POTENTIAL "MARION PLAINS POLICY AREA"

Sturt

Housing Diversity DPA - Potential Low Density Policy Area

DRAFT: For discussion only
Version: 11 January 2017



Appendix 3: Draft "Marion Plains Policy Area" Template

Low Density Marion Plains Policy Area X

OBJECTIVES

- 1 A policy area primarily comprising low scale, low density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low density dwellings of a variety of architectural styles. In order to preserve the desired low density character, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).

Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.

Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys, provided that the impact of the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.

Garages and carports will be located behind the front façade of buildings.

Buildings will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - domestic outbuilding in association with a dwelling
 - domestic structure, such as a verandah or porch
 - detached dwelling
 - dwelling addition
 - row dwelling adjacent an area of public open space greater than 2000 square metres in area
 - semi-detached dwelling
 - small scale non-residential use that serves the local community, for example:

- child care facility
- health and welfare service
- open space
- primary and secondary school
- recreation area
- shop measuring 250 square metres or less in gross leasable floor area

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Row dwellings should only be developed where:
 - (a) the development site is adjacent an area of public open space greater than 2000 square metres in area; and
 - (b) all row dwellings incorporate a balcony greater than 2 metres in depth facing the reserve.
- 4 A dwelling should have a minimum site area, frontage to a public road and depth not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)	Minimum depth (metres)
Detached	350-400 minimum	1012	20
Semi-detached	350-400 minimum	1012	20
Row dwelling adjacent an area of public open space greater than 2000 square metres in area	300-350 minimum	810	20

Commented [RH1]: Site dimensions increased as per the discussions of the Urban Planning Committee on 4 October 2016

- 5 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area (comprising the footprint of the dwelling and garage, but excluding the area of any verandah/alfresco/ pergola/eaves) and a maximum floor area ratio of 0.6.

Land Division

- 6 Land division should create allotments with an area of greater than 350 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.

**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officers: David Melhuish, Senior Policy Planner

Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment (DPA) - Housing diversity in the southern suburbs

Report Reference: UPC070217R7.5

REPORT OBJECTIVES/SUMMARY

This report continues investigations for the proposed Housing Diversity Development Plan Amendment (DPA) further the directions identified in the Statement of Intent (SOI). The report investigates how to facilitate appropriate higher density and increased housing diversity in the southern suburbs of the Council area.

RECOMMENDATION

DUE DATE

That the Urban Planning Committee:

- | | |
|---|-------------------------------|
| <p>1. Reviews and endorses the proposed extension to the Southern Policy Area 18 to facilitate appropriate higher density residential development in the southern suburbs.</p> | <p>7 February 2017</p> |
|---|-------------------------------|

BACKGROUND

The SOI for the Housing Diversity DPA declared the following intentions in relation to increased housing diversity in the southern suburbs:

- *Encourage higher densities and increased housing diversity in that part of the Hills Policy Area 11 along the southern side of Seacombe Road (within Seacombe Heights, Seaview Downs and Darlington) where land is less undulating and located within convenient walking distance of activity centres.*
- *Provide opportunities for increased housing density and diversity in Hallett Cove, for those areas located within convenient walking distance of the District Centre and Hallett Cove and Hallett Cove Beach railway stations, having regard to land gradient.*
- *Explore the potential for increased housing density and diversity in Marino where located within convenient walking distance to Marino and Marino Rocks Railway Stations, having regard to land gradient and the higher density provisions in the suburb of Kingston Park of Holdfast Bay Council to the north.*
- *Review frontage widths in the Southern Policy Area 18 to facilitate opportunities for higher densities in Trott Park, O'Halloran Hill, Sheidow Park and Hallett Cove.*

At the Urban Planning Committee (UPC) meeting of 4 October 2016, the Committee considered and supported the implementation of the “Hills Infill Policy Area” draft policy within an identified section of the suburb of Marino, and amendment of the site areas table within the existing Hills Policy Area 11 to provide an appropriate interface with the new Policy Area. This support was subject to the site areas being reduced by a further 50m². The Committee requested that the revised policy content be brought back to the next Committee meeting and that similar policy be considered for the suburb of Hallett Cove.

DISCUSSION

Since the previous UPC meeting, staff have undertaken a detailed analysis of the existing residential policy in the southern part of the council area, the typical allotments sizes, and the topography in the southern suburbs, in order to get a broader picture of the potential opportunities for greater housing diversity in the subject area.

The southern suburbs comprise three dominant residential policy areas - Hills Policy Area 11, Southern Policy Area 18 and Worthing Mine Policy Area 20.

Worthing Mine Policy Area 20 is a relatively newly developed area comprising smaller allotments, and therefore is unlikely to be redeveloped in the near future.

The “Desired Character” and associated policy for Southern Policy Area 18 currently reflects the diversity of housing types and allotment sizes being considered for those identified areas within the Hills Policy Area in Marino and Hallett Cove. The topography of the land in Southern Policy Area 18 is typically undulating with some areas of steeper terrain. However, there has been little uptake on redevelopment at higher densities within Southern Policy Area 18 to this stage. This could be due to a combination of dwelling age and the restrictive nature of policy criteria for the Southern Policy Area in relation to site frontages, site area and site coverage. These criteria could be amended to more closely reflect the site criteria being proposed for the Hills Infill Policy Area. Refer to the table below.

Dwelling Type	Minimum Site Area / Minimum Frontage		
	Hills Infill Policy Area	Southern Policy Area 18 (existing)	Southern Policy Area 18 (amended)
Detached	350 / 12	420 / 14	350 / 12
Semi-detached	300 / 10	350 / 12	300 / 10
Row dwelling	300 / 9	280 / 8	300 / 9
Residential flat building	300 / 18	300 / 20	300 / 20
Group dwelling	300 / 18	300 / 20	300 / 20

As three of the designated areas within Hallett Cove are already located within Southern Policy Area 18, it is suggested that rather than creating the “Hills Infill Policy Area”, the designated areas be rezoned to an amended version of the Southern Policy Area 18 instead. This would result in greater opportunities for redevelopment within a larger part of the southern area and keep the number of policy areas to a minimum.

Appendix 1 contains a report covering more detailed analysis of the existing situation and the recommended amended version of Southern Policy Area 18 (Attachment C to that report).

Appendix 2 contains maps which illustrate the current development potential of the Southern Policy Area 18, and the development potential if the revised site dimensions detailed in Attachment C were applied.

CONCLUSION

The UPC are requested to consider the following matters:

1. Should the Southern Policy Area 18 be applied in the areas previously identified for the “Hills Infill Policy Area”?
2. Are the areas identified for inclusion in the Southern Policy Area 18 (surrounding Hallett Cove train stations and south of Seacombe Road) appropriate?
3. Are the proposed amendments to the Southern Policy Area 18 policy content appropriate, specifically in relation to minimum site dimensions?

APPENDICES

Appendix 1: Analysis of Potential for Increased Housing Diversity and Density within the Southern Suburbs

Appendix 2: Site Analysis Maps of development potential in the southern suburbs

ANALYSIS OF POTENTIAL FOR INCREASED HOUSING DIVERSITY AND DENSITY WITHIN THE SOUTHERN SUBURBS

INTRODUCTION

Marion Council's Housing Diversity Development Plan Amendment (DPA) Statement of Intent (SOI) identified the following directions in Hills Policy Area 11 and Southern Policy Area 18:

- *Encourage higher densities and increased housing diversity in that part of the Hills Policy Area 11 along the southern side of **Seacombe Road** (within Seacombe Heights, Seaview Downs and Darlington) where land is less undulating and located within convenient walking distance of activity centres.*
- *Provide opportunities for increased housing density and diversity in **Hallett Cove**, for those areas located within convenient walking distance of the District Centre and Hallett Cove and Hallett Cove Beach railway stations, having regard to land gradient.*
- *Explore the potential for increased housing density and diversity in **Marino** where located within convenient walking distance to Marino and Marino Rocks Railway Stations, having regard to land gradient and the higher density provisions in the suburb of Kingston Park of Holdfast Bay Council to the north.*
- *Review frontage widths in the Southern Policy Area 18 to facilitate opportunities for higher densities in **Trott Park, O'Halloran Hill, Sheidow Park and Hallett Cove**.*

Analysis of the southern suburbs has to this stage been concentrated on land located within Hills Policy Area 11, and in particular Marino, as an initial case study. Draft policy put forward by staff (Hills Infill Policy Area) has been supported by the Urban Planning Committee (UPC) subject to a reduction in the site areas by 50m². Staff have been asked to consider what areas within Hallett Cove could be covered by this new policy area. The question of whether the catchment for the policy area could be increased in size to allow greater opportunity for redevelopment was raised during the UPC meeting of 4 October 2016.

In light of this query, staff have undertaken an analysis of all existing residential policy areas in that part of the council area south of Seacombe Road, including the general allotments sizes, and the topography of the land, in order to get a broader picture of the potential opportunities for greater housing diversity in the southern suburbs.

CURRENT SITUATION

The southern suburbs comprise three dominant residential policy areas - Hills Policy Area 11, Southern Policy Area 18 and Worthing Mine Policy Area 20.

The southern suburbs comprise the suburbs of Seacombe Heights, Seaview Downs, Darlington, Marino, Hallett Cove, Sheidow Park and Trott Park.

Copies of the current 'Southern Policy Area 18' module within the City of Marion Development Plan (**Attachment A**) and the proposed 'Hills Infill Policy Area' (amended) as approved by the UPC at the 4 October 2016 meeting (**Attachment B**) are attached to this report to provide Members with an opportunity to undertake a more detailed comparison between the two policy areas.

ANALYSIS/DISCUSSION

Worthing Mine Policy Area 20 is a relatively newly developed area comprising smaller allotments, and therefore is unlikely to be redeveloped in the near future.

Areas of existing Hills Policy Area 11 being considered in this analysis include Marino (previously supported by the UPC), several areas in Hallett Cove and the northern, less undulating sections of Seaview Downs, Seacombe Heights and Darlington closer to Seacombe Road.

All areas currently located within Southern Policy Area 18 (Hallett Cove, Sheidow Park and Trott Park) are being considered in this analysis.

The "Desired Character" and associated policy for Southern Policy Area 18 somewhat reflects the diversity of housing types and allotment sizes being considered for those identified areas within the proposed Hills Infill Policy Area in Marino and Hallett Cove. The topography of the land in Southern Policy Area 18, being typically undulating with some areas of steeper terrain, is similar to that found in parts of Marino and Hallett Cove.

There has been little uptake on redevelopment at higher densities within Southern Policy Area 18 to this time. This could be due to a combination of dwelling stock age, capital/site value and the restrictive nature of policy criteria in relation to site frontages, site area and site coverage. Policy criteria for Southern Policy Area 18 could be amended to more closely reflect the criteria being proposed for the Hills Infill Policy Area.

An aerial photograph showing the southern portion of the council, the existing policy areas, and the proposed extent of Southern Policy Area 18 (as amended) is attached as (**Attachment D**).

Land Gradients

Council's land gradient mapping shows that the identified areas within the proposed Hills Infill Policy Area and a majority of the land within Southern Policy Area 18 ranges between less than 1:20 (<5%) through to 1:10 (10%). These gradients are generally considered appropriate for development at higher densities than the existing housing stock. There are a few areas where the gradient is steeper. These areas are less likely to be redeveloped.

Site Areas

Table 1 shows a comparison between the minimum site requirements for Hills Policy Area 11, the proposed Hills Infill Policy Area, Southern Policy Area 18 and Worthing Mine Policy Area 20.

Table 1

Dwelling Type	Minimum Site Area			
	Hills Policy Area 11	Proposed Hills Infill Policy Area	Southern Policy Area 18	Worthing Mine Policy Area 20
Detached	700 - 1100	350	420	300 – 540 <i>(dependent on site gradient)</i>
Semi-detached	-	300	350	300 – 540 <i>(dependent on site gradient)</i>
Row Dwelling	-	300	280	300 – 540 <i>(dependent on site gradient)</i>
Residential flat building	-	300	300	-
Group dwelling	700 - 1100	300	300	-

Hills Policy Area 11 requires a minimum site area of 700m² for detached dwellings and group dwellings on land gradients of less than 1:10. Areas ranging between 300m² and 350m² (detached dwellings) have been considered appropriate by the UPC for the proposed Hills Infill Policy Area.

Worthing Mine Policy Area 20 requires minimum site areas of 300m² (< 1:20) through to 330m² (1:20 - 1:10) for detached, semi-detached and row dwellings, which is similar to those proposed for the Hills Infill Policy Area.

Southern Policy Area 18 currently requires 420m² for a detached dwelling, 350m² for a semi-detached dwelling and around 300m² for other forms of dwellings. As current allotments in the policy area typically range between 600m² and 800m², opportunities for redevelopment are restricted. If site areas are amended/reduced to reflect those considered appropriate for the Hills Infill Policy Area, redevelopment potential is increased considerably.

Site Frontages

Table 2 shows a comparison between the minimum frontage dimensions for Hills Policy Area 11, the proposed Hills Infill Policy Area, Southern Policy Area 18 and Worthing Mine Policy Area 20. The table reveals that frontages for detached dwellings and group dwellings have been reduced considerably from the requirements of Hills Policy Area 11 to the proposed Hills Infill Policy Area (18m - 20m to 12m / 24 -26m to 18m respectively).

Table 2

Dwelling Type	Minimum Frontage			
	Hills Policy Area 11 <i>(existing frontages)</i>	Proposed Hills Infill Policy Area	Southern Policy Area 18	Worthing Mine Policy Area 20
Detached	18 – 20 <i>(15-18 or 18-21 or 20-26)</i>	12	14	10 – 18 <i>(dependent on site gradient)</i>

Semi-detached	-	10	12	10 – 18 <i>(dependent on site gradient)</i>
Row Dwelling	-	9	8	10 – 18 <i>(dependent on site gradient)</i>
Residential flat Building	-	18	20	-
Group dwelling	24 – 26 <i>(15-18 or 18-21 or 20-26)</i>	18	20	-

The requirements for detached and semi-detached dwellings in Southern Policy Area 18 are 14m and 12m respectively. As typical allotment widths within this Area are 20m – 26m, redevelopment is generally limited to semi-detached dwellings only on the wider allotments (it is noted however that under the Residential Code, site frontages for detached dwellings can be the same as those for semi-detached dwellings). If the required widths are reduced to that previously considered appropriate by the UPC for the Hills Infill Policy Area (12m / 10m respectively), the redevelopment potential is increased considerably.

In regards to required widths for group dwellings and residential flat buildings, the 20m requirement in Southern Policy Area 18 and Northern Policy area 13 (not represented in the southern area but used for comparison purposes only) is considered an appropriate minimum dimension to ensure/expect a well-designed and functional development. It is noted that a reasonable number of allotments in the area range between 18m and 20m. Council could still consider proposals within this range on merit, with the shortfall in width providing Council with the opportunity to negotiate a better outcome.

A 20m dimension would also allow council the opportunity to encourage the most appropriate housing choice for a particular site (given that frontage width would be identical for 2 X semi-detached dwellings and for group dwellings). Semi-detached dwellings are generally more appropriate for sites that have a side-to-side cross-fall, and group dwellings are more appropriate for sites with a fall between front and back.

(Attachment E) – *‘Site Dimension Analysis of Existing Southern Policy Area 18’* shows the restrictive redevelopment potential currently within the policy area.

(Attachments F & G) – *‘Site Dimension Analysis of Proposed Southern Policy Area 18’* show the increased potential for redevelopment within the policy area if the above mentioned policy relating to site areas and site frontages are introduced.

Site Coverage

Maximum site coverage and floor area ratio requirements in the policy areas being considered as part of this analysis range between 35%/0.4 (Hills Policy Area 11) through to 50%/0.7 (Worthing Mine Policy Area 20). The criteria considered appropriate by the UPC for the proposed Hills Infill Policy Area (40%/0.6) provides for a reasonably sized development to occur on smaller allotments, located on sloping land.

Variation in Age and Scale of Residential Properties

There is a variation in age and scale of residential properties in the southern area. The older and typically larger housing stock tends to be in the northern most areas in Marino, Seaview Downs, Seacombe Heights and Darlington, followed by the north western section of Hallett Cove, Sheidow Park and Trott Park. The housing stock generally becomes more recent and sited on smaller allotments further south.

Although large in area, properties in the northern sector, including Marino and Hallett Cove, are generally quite deep (greater than 40m), but vary between 15m and around 21m in width and comprise varying degrees of steepness. Without amalgamation, the forms of development possible on the narrower allotments are limited. Semi-detached dwellings and Group dwellings could be possible on the wider allotments.

Properties in the northern sections of Seaview Downs, Seacombe Heights and Darlington (within around 500m of Seacombe Road), have relatively lower gradients and range in allotment size between around 800m² and 1000m² (+/-). Frontages range from around 18m to 25m or greater and depths range from 36m to 45m plus. Opportunities for a wide variety of dwelling types are possible.

Properties in Hallett Cove (middle section), Sheidow Park and Trott Park, although smaller in area, tend to be of sufficient width (20m – 26m) to be redeveloped with semi-detached dwellings and detached dwellings (if > 24m).

The most recent section of Hallett Cove (south of Field River), currently in Hills Policy Area 11, has been developed at higher densities (smaller allotments) than the areas to the north. Adelaide Development Company (ADC) is currently looking at rezoning the Landscape Buffer Zone and extending residential development further south. Rezoning the existing residential area south of Field River to a higher density policy area (amended version of Southern Policy Area 18) would therefore seem a logical action.

CONCLUSION

An analysis of all existing residential policy areas in the southern suburbs has been undertaken to obtain a broader picture of the potential opportunities for greater housing diversity in the area.

It is clear that a large proportion of the older housing stock has potential for redevelopment, generally at a low to medium density scale, dividing allotments predominantly into two, and perhaps three, on larger less sloping sites.

As three of the areas within Hallett Cove identified for higher densities are already located within Southern Policy Area 18, it is suggested that, rather than creating the “Hills Infill Policy Area”, the designated areas be rezoned to an amended version of Southern Policy Area 18 instead. This would result in greater opportunities for redevelopment within a larger part of the southern area and keep the number of policy areas to a minimum.

An amended version of Southern Policy Area 18, which includes those sections of Marino, Hallett Cove, Seaview Downs, Seacombe Heights and Darlington, currently within Hills Policy Area 11, is attached to this report (**Attachment C**).

A map showing the proposed extent of Southern Policy Area 18 (as amended) is attached as ***(Attachment D)***.

ATTACHMENT A

Current 'Southern Policy Area 18' module within City of Marion Development Plan

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Hallett Cove (east of the Adelaide-Seafood railway), Sheidow Park (north), and Trott Park. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1970s which incorporate generous front and rear setbacks.

The desired character of the policy area is an attractive residential area comprising predominantly single-storey, low density dwellings exhibiting a variety of architectural styles. Future development of vacant land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity.

New buildings will minimise alteration of the natural or existing landform. The built form, architectural and landscape design of individual sites should make a positive contribution to the streetscape.

Buildings should not exceed two storeys in height and sloping sites should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land, particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:

affordable housing
dwelling including a residential flat building
supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		420	14	14	20
Semi-detached		350	12	12	20
Group		300	20	20	45
Residential flat building	One storey	300	20	20	45
	2 storeys	250	20	20	45
Row		280	8	12	20

- 5 Dwellings should be designed to have a maximum site coverage of 35 per cent of the allotment area and a maximum floor area ratio of 0.5.

ATTACHMENT B

Hills Infill Policy Area (amended) as approved by UPC at meeting of 4 October 2016.

Hills Infill Policy Area X

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area comprising appropriately designed residential development with increased dwelling diversity in close proximity to centres, public transport routes and public open spaces.
- 2 Residential development which is sensitive to the particular topography of the locality.
- 3 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 4 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses parts of Seaview Downs, Seacombe Heights, Darlington, Marino and Hallett Cove which are suitable for a range of housing types at higher densities than the original dwelling stock, such as detached, semi-detached, row and group dwellings, residential flat buildings, supported accommodation and other special purpose housing. Higher density development is especially suited to areas in proximity to activity centres and public transport.

The desired character is a high quality residential environment containing a diverse range of housing types, set in attractively landscaped gardens. This desired character acknowledges the existing prevailing character of low-density detached dwellings on large sloping allotments, but seeks to introduce a greater variety of dwelling types at higher densities than the original dwelling stock. New dwellings will generally have a lesser setback from the primary road frontage compared to that typical of the original dwelling stock in the area. Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys.

It is anticipated that new development may cause potential reduction in views gained from existing dwellings in the policy area. Potential amenity impacts should not warrant amendment to essential dwelling form, provided that building height, number of storeys and setbacks accord with numerical provisions of this Development Plan.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. This landscape character warrants protection from inappropriate development and earthworks.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

Buildings and associated earthworks will be designed to minimise alteration of the natural or existing landform. Appropriate designs will include split-level buildings to reduce visual bulk and reduce the need to cut and fill sloping sites.

In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks. Additionally, geotechnical evaluation may be required to confirm the suitability of the land for proposed development.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Buildings located on sites in highly visible and prominent locations, or adjoining an area of open space or natural character, will be finished with colours and materials complementing the surrounding environment. Highly reflective and very bright materials and colours that are unsuited to the prevailing residential or natural character are inappropriate.

Residential development will utilise materials and finishes that respond to the character of the immediate locality and utilise brick, stone and textured finishes to provide visual interest to facades. Development will also incorporate architectural design and detailing that responds to localised character by way of fenestration, doorways, windows, eaves and roof forms.

Buildings will be stepped and articulated at the front elevation to achieve visual relief and architectural interest as viewed from the street. Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Vehicle garaging will be set back behind the immediately adjacent part of the front building facade. Development will enhance and protect streetscape character by minimising driveway access points and width of crossovers and driveways. Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling, including a residential flat building
- dwelling addition
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 4 Wherever possible, existing vegetation should be used to screen buildings and excavation or filling from view.
- 5 Development that would be prominently visible should:
 - (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 6 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) setting back upper storeys a greater distance from side and rear boundaries than the lower storey.
- 7 In the case of more than one dwelling on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.
- 8 Residential developments containing multiple dwellings without street frontage should provide a dedicated waste storage area at the front of site, for easy accessibility.
- 8 Balconies should make a positive contribution to the internal and external amenity of buildings and should:
 - (a) be functional and responsive to the environment
 - (b) be located to predominantly face north, east or west to provide solar access
 - (c) be integrated into the overall architectural form and detail of the building
 - (d) contribute to the safety and liveliness of the street by facilitating casual overlooking of public spaces
 - (e) be located adjacent to the main living areas, such as the living room, dining room or kitchen to extend the dwelling's living space
 - (f) be of a minimum depth of 2 metres in order to be functional and promote indoor/outdoor living
 - (g) incorporate balustrades designed to allow views and casual surveillance of the street and public open space while providing for safety and visual privacy through detailing that incorporates a proportion of solid to transparent materials to promote a balance of privacy and public interaction.
- 9 Residential developments in a battleaxe configuration (or similar) should be designed so that all dwellings are partly visible when viewed from the street.

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.
- 11 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling), a frontage to a public road and an allotment depth not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage width (metres)	Minimum Site Depth (metres)
Detached	350	12	20
Semi-detached	300	10	20
Row dwelling	300	9	20
Residential flat building	300	18	45
Group dwelling	300	18	45

ATTACHMENT C

Amended Version of 'Southern Policy Area 18' module

Southern Policy Area 18

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development which is sensitive to the particular topography of the locality
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area encompasses the generally established residential areas in the suburbs of Marino (north), Hallett Cove, Sheidow Park (north), Trott Park and the northern sections of Seaview Downs, Seacombe Heights and Darlington close to Seacombe Road. Land is typically undulating with some areas of steeper terrain. The existing character of streetscapes is largely derived from single-storey detached dwellings built since the 1960s which incorporate generous front and rear setbacks. Two storey dwellings of a larger scale have become more predominant in areas closer to the coast with sea views.

The desired character of the policy area is an attractive residential area comprising predominantly low to medium density dwellings exhibiting a variety of architectural styles. Future development of land within the policy area will contribute to a mix of housing densities and housing types to improve housing diversity. In particular, higher densities are anticipated to occur in close proximity to centres, public transport routes and public open spaces.

The importance of the landscape character, the protection of existing trees and vegetation and the re-vegetation of land are all emphasised, particularly in those parts of the policy area that function as a backdrop to the Adelaide Plains or contribute to scenic coastal landscapes. Other important features are the varied natural topography, natural watercourses and steep gullies, and interfaces with adjoining areas of open space including Hills Face and coastal land. This landscape character warrants protection from inappropriate development and earthworks.

Future development will be designed to be considerate of the topography of the area, with limited cut and fill and associated retaining walls. Split level housing is encouraged on sites with a steep land gradient to minimise the need for earthworks and to reduce impact of development upon the landscape. In instances where sites have a substantial land gradient, site areas may need to exceed the minimum for the relevant dwelling type to avoid excessive earthworks.

The built form, siting and architectural and landscape design of individual sites should make a positive contribution to the streetscape and character of the locality.

Building design will be of a high architectural standard and incorporate features that reduce the bulk of the development and add visual interest, such as variations in height, roof form, colour and materials, the provision of balconies and porticos and facade articulation.

Buildings should not exceed two storeys in height and sites of steeper terrain should be developed at lower densities. Where buildings and extensions (including decks) are proposed on sloping land,

particular attention will be given to the protection of the privacy and amenity of neighbouring properties and the avoidance of construction problems involving retaining walls and fences on boundaries.

Where housing is proposed adjacent to zones or policy areas which are intended to accommodate dwellings at lower densities, consideration needs to be given to transitional built form, scale and design elements to ensure compatibility with that adjacent housing.

Amalgamation of land is desirable to provide opportunities for more efficient and appropriately designed medium density development, particularly in close proximity to Hallett Cove District Centre.

In localities where a high level of overlooking is common due to the natural topography or existing built form, some overlooking from new development is anticipated, however new development should not exacerbate privacy impacts and should employ design and siting techniques to protect the privacy of adjacent land where appropriate.

Undercroft car parking will be avoided on flat sites and sites that slope down from the street level.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling including a residential flat building
- dwelling addition
- small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - office
 - open space
 - primary and secondary school
 - recreation area
 - shop
- supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Where a distinctive and attractive streetscape character exists, development should complement the scale, bulk, siting and positive elements of existing dwellings.
- 4 Development should be designed and sited to relate to the slope of the land, so that the amount of cutting and filling of the natural ground profile is minimised.
- 5 Where a proposed development would interfere with any view, vista or prospect presently available from land in private ownership, such interference will be reasonable and anticipated if the proposed development complies with the relevant guidelines and desires of this Development Plan, including height, setbacks, building envelopes, building form and massing.

- 6 Development that would be prominently visible should:
- (a) achieve a profile that blends with the topography of the land
 - (b) avoid the use of bright and highly reflective external materials and finishes
 - (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.
- 7 The visual dominance of garages and carports on the streetscape should be minimised.
- 8 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to dwellings on adjoining land by:
- (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back upper storeys a greater distance from all boundaries than the lower storey.
- 9 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Additional Circumstance	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
			Other Road (metres)	Arterial Road (metres)	
Detached		350	12	12	20
Semi-detached		300	10	12	20
Group		300	20	20	45
Residential flat building		300	20	20	45
Row		300	9	12	20

- 10 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

Attachment D

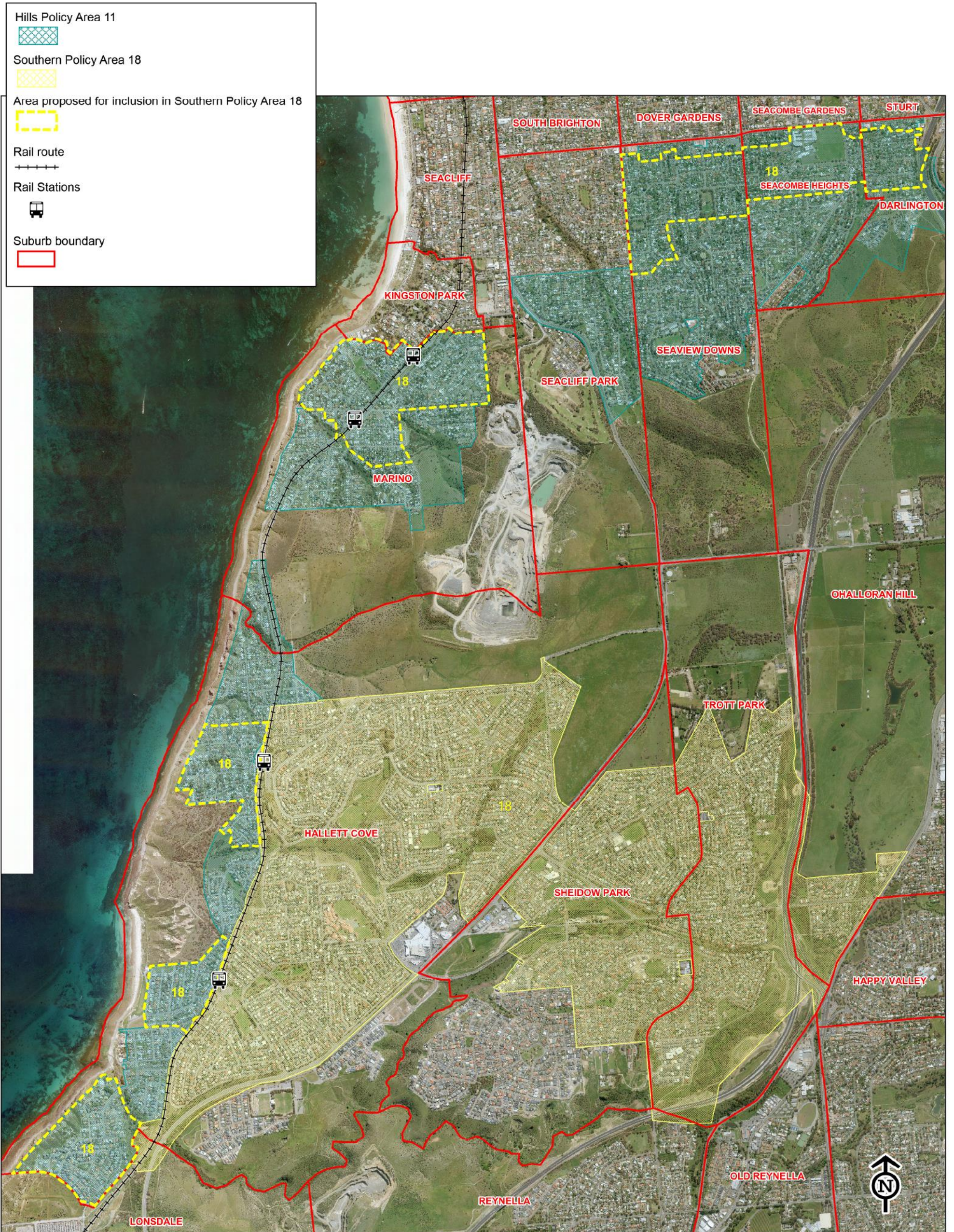
The proposed extent of Southern Policy Area 18 (as amended)

APPENDIX 1

Southern Portion of Marion Council

ATTACHMENT D

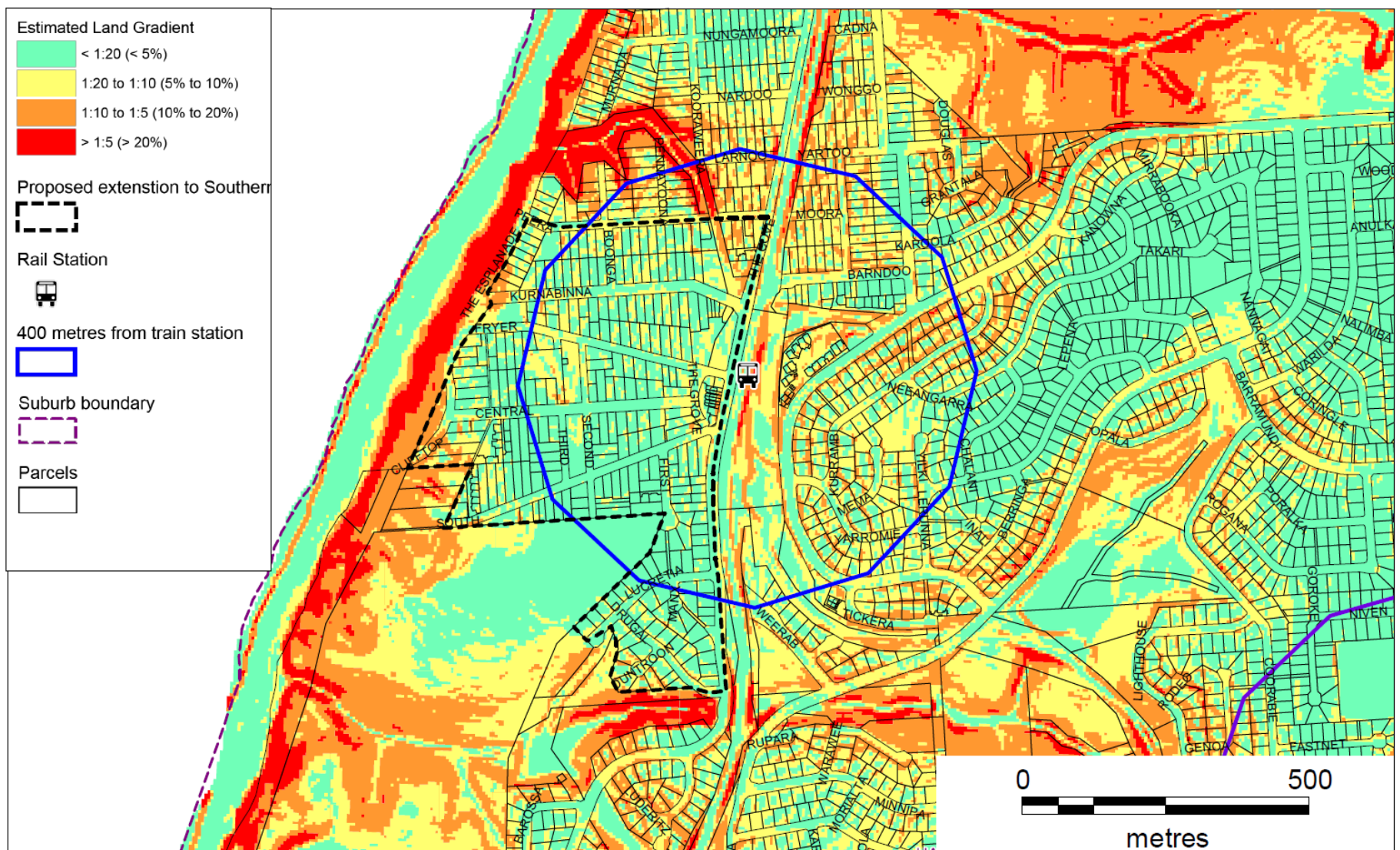
Existing Policy Areas and areas for policy change



Attachment D

The proposed extent of Southern Policy Area 18 (as amended)

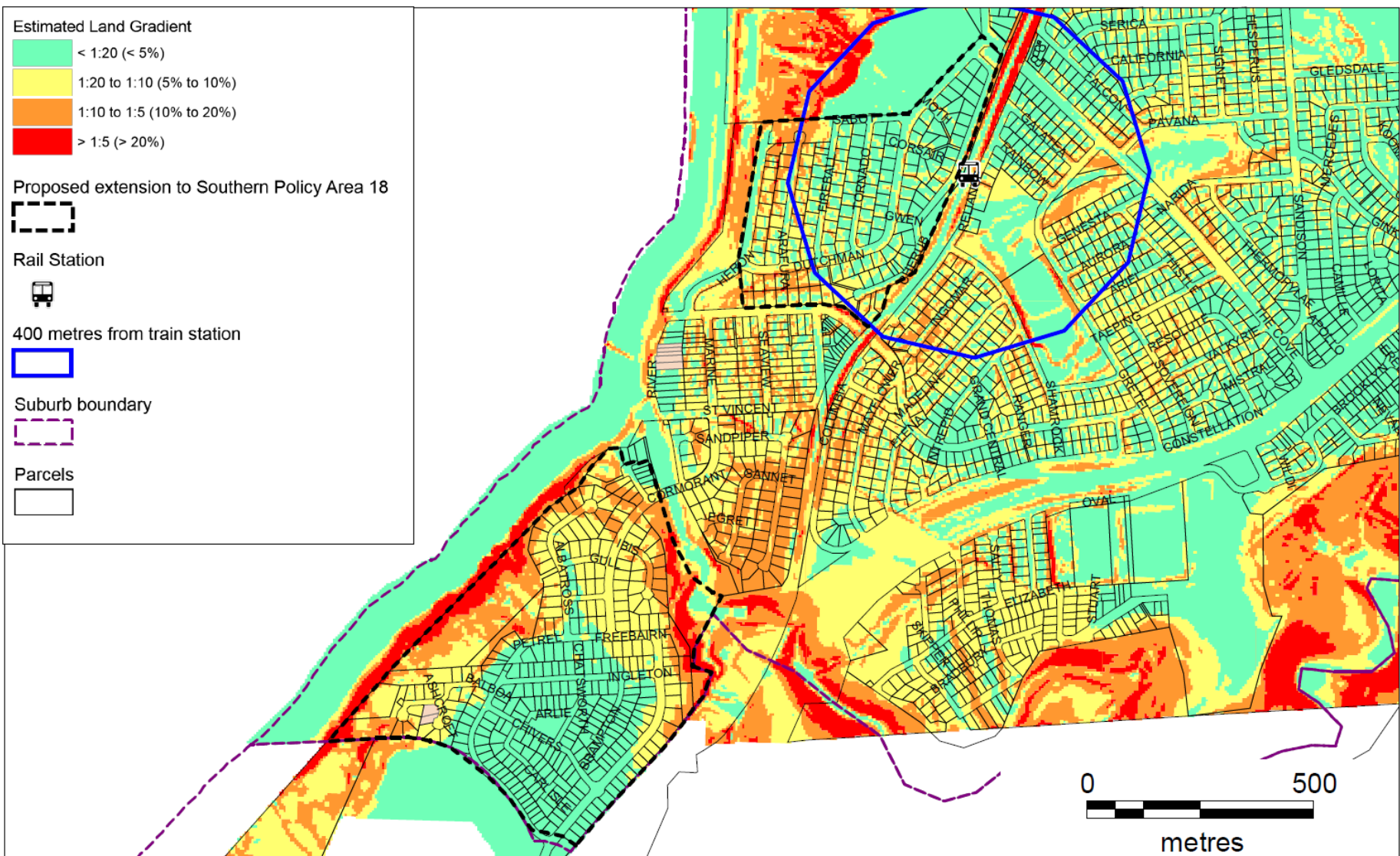
Hallett Cove North



Attachment D

The proposed extent of Southern Policy Area 18 (as amended)

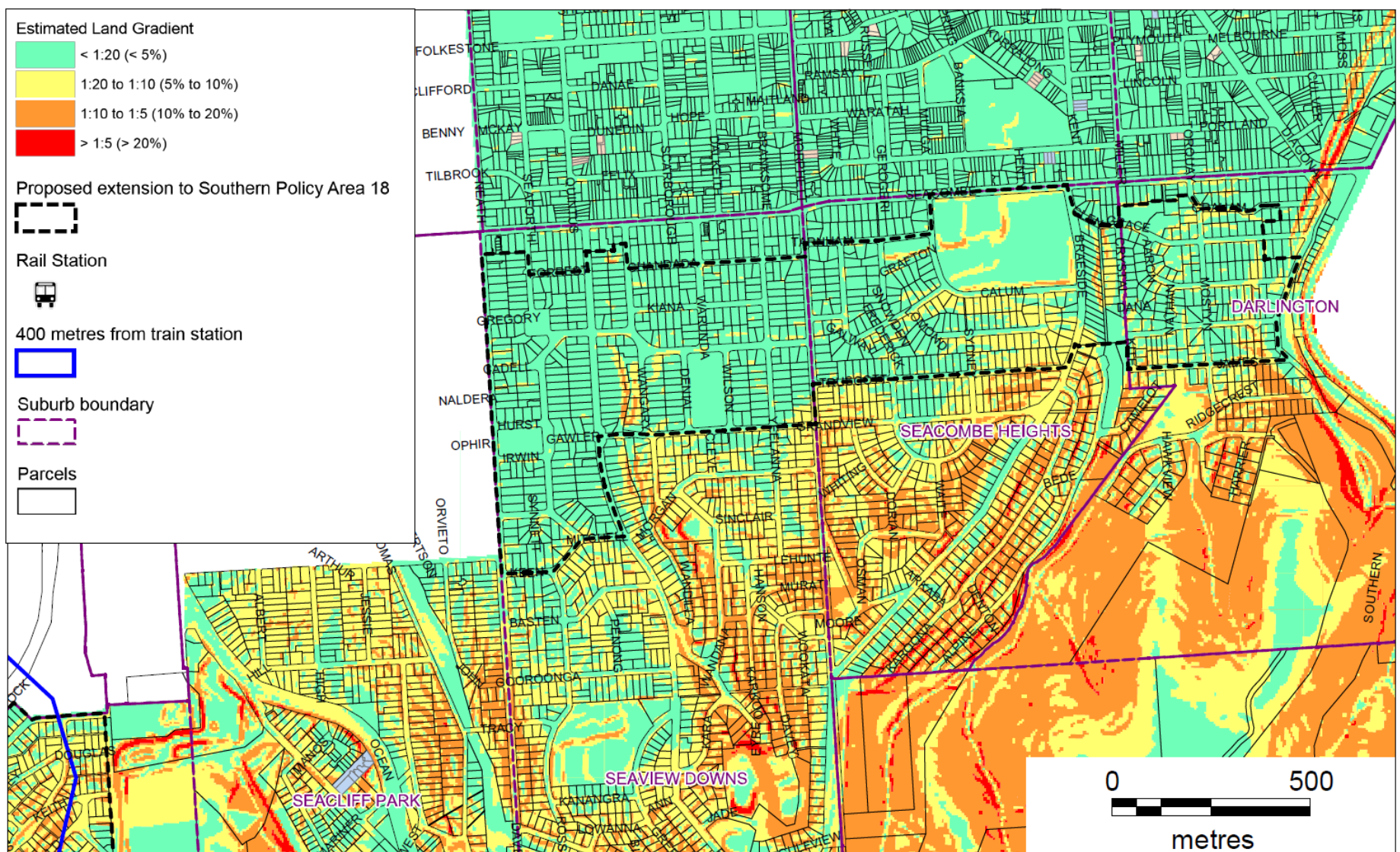
Hallett Cove South



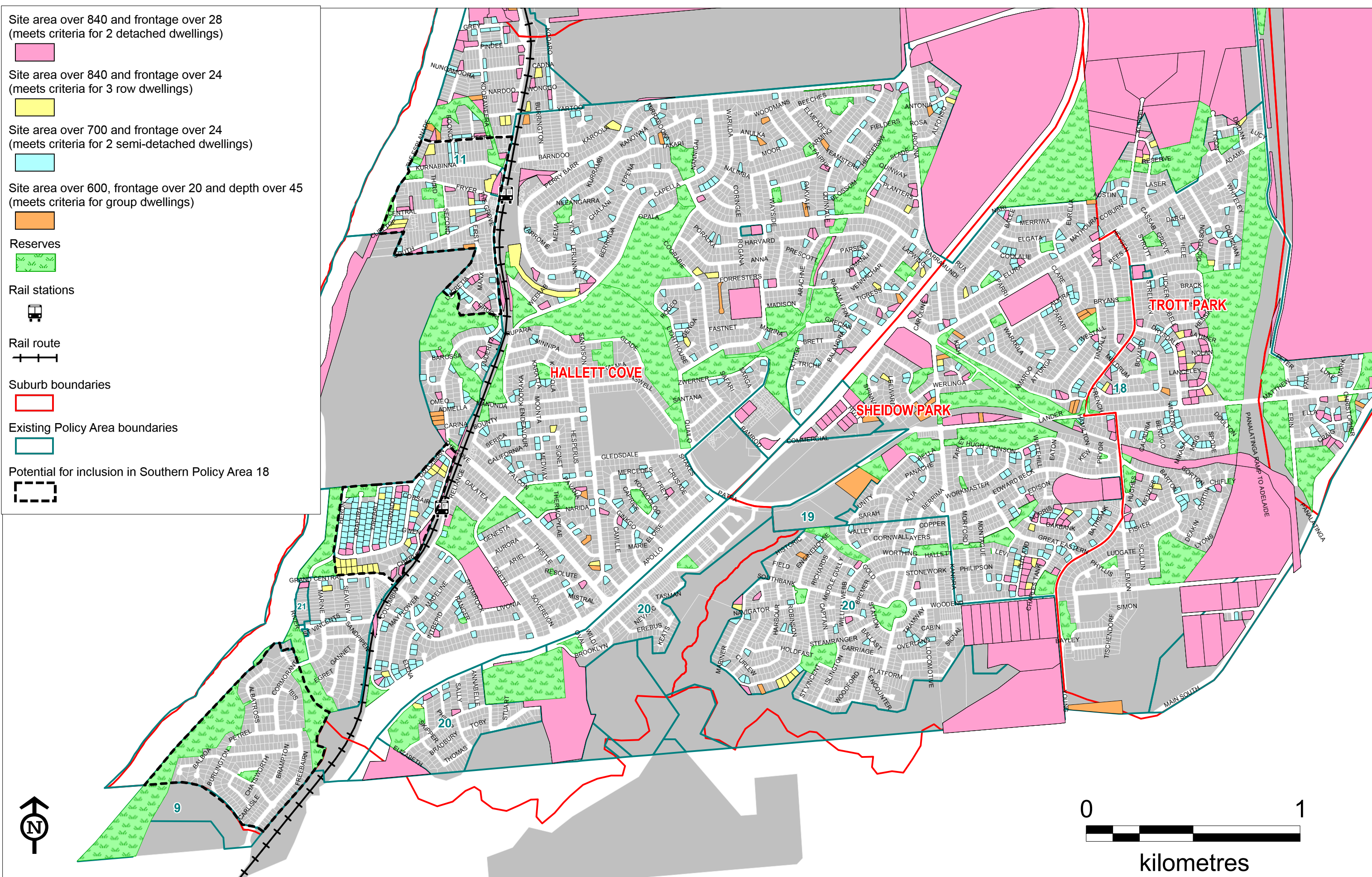
Attachment D

The proposed extent of Southern Policy Area 18 (as amended)

Darlington, Seacombe Heights, Seaview Downs

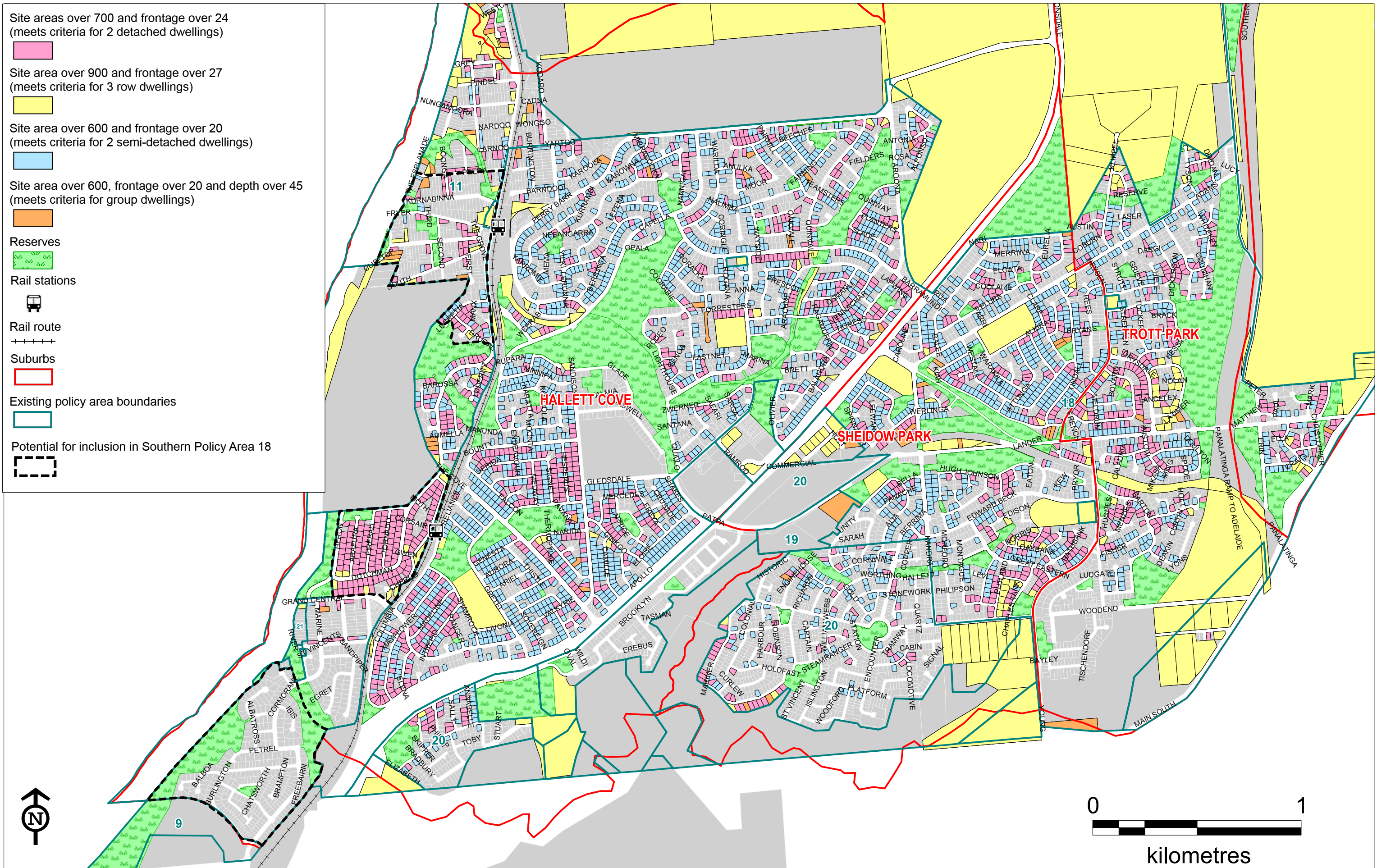


Site Dimension Analysis of Existing Southern Policy Area 18



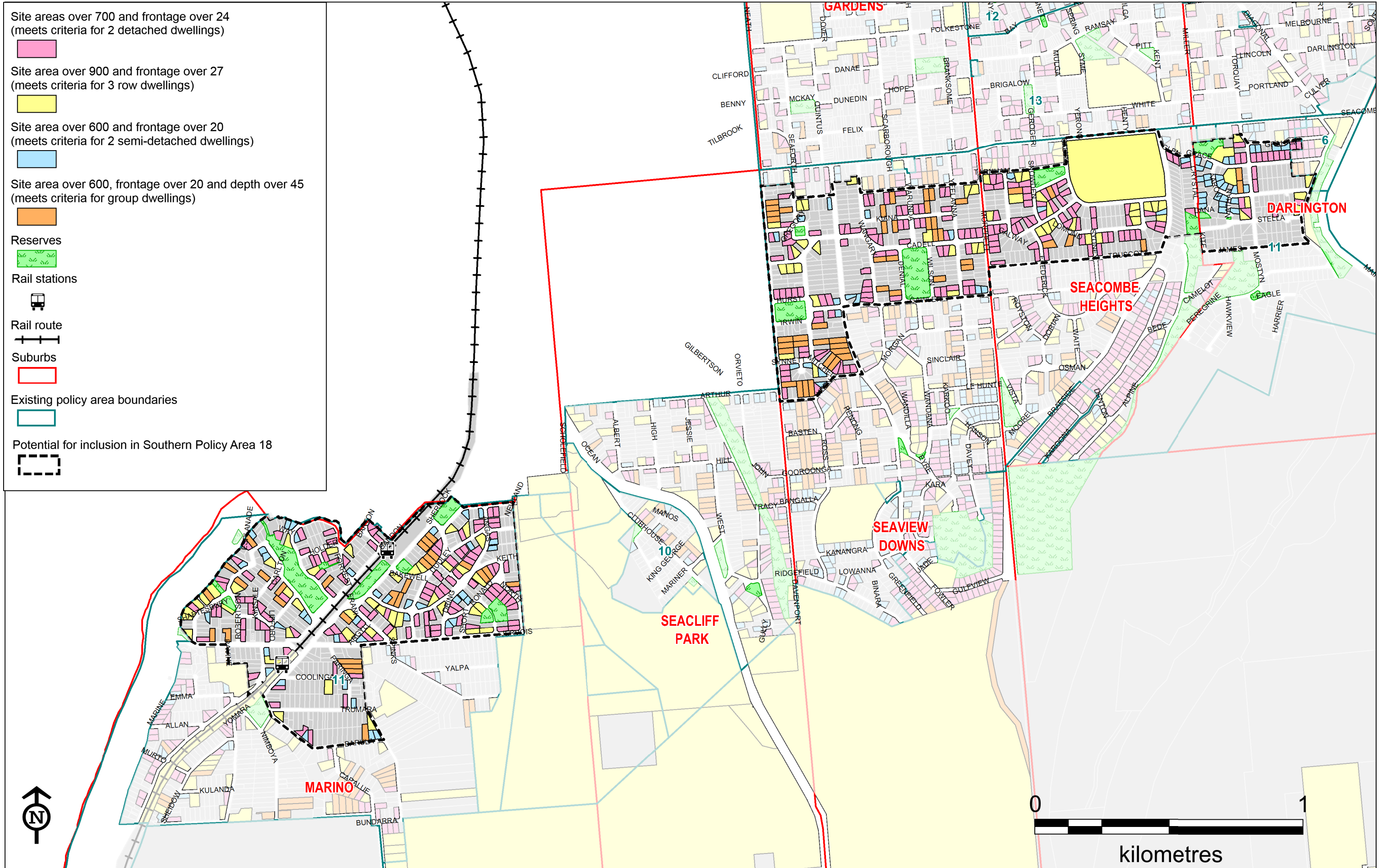
Site Dimension Analysis of Proposed Southern Policy Area 18

APPENDIX 2



Site Dimension Analysis of Proposed Southern Policy Area 18

APPENDIX 2



**CITY OF MARION
URBAN PLANNING COMMITTEE MEETING
7 FEBRUARY 2017**

Originating Officers: Rhiannon Hardy, Policy Planner

Manager: Steve Hooper, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment (DPA) – Suburban Activity Node Zone

Report Reference: UPC070217R7.6

REPORT OBJECTIVES/SUMMARY

This report continues investigations for the proposed Housing Diversity Development Plan Amendment (DPA) and furthers the directions identified in the Statement of Intent (SOI). The report identifies areas for up-zoning along transit corridors within the suburbs of Warradale, Dover Gardens and Seacombe Gardens, and also reviews the draft zone template for the Suburban Activity Node Zone.

RECOMMENDATION

DUE DATE

That the Urban Planning Committee:

- | | |
|--|-------------------------------|
| <p>1. Reviews and endorses the proposed “Suburban Activity Node Zone” draft policy and confirm which areas within Warradale, Seacombe Gardens and Dover Gardens should be included within the Zone.</p> | <p>7 February 2017</p> |
|--|-------------------------------|

BACKGROUND

The Housing Diversity DPA SOI stated the following intentions with respect to increased residential density/diversity in Warradale, Seacombe Gardens and Dover Gardens:

*“Encourage higher density development and increased housing diversity on properties adjacent to the **Seaford Railway Line** in Ascot Park, Marion, Oaklands Park and Warradale.*

*Explore opportunities to implement a higher density corridor for properties adjacent **Morphett Road** in Glengowrie, Warradale, Oaklands Park, Morphettville, Dover Gardens and Seacombe Gardens. Potential zoning as an Urban Corridor Zone, Suburban Activity Node Zone or similar.*

*Explore opportunities to implement a higher density corridor for properties adjacent **Diagonal Road** (in Glengowrie, Oaklands Park, Sturt and Warradale). Potential zoning as an Urban Corridor Zone, Suburban Activity Node Zone or similar.*

*Explore opportunities to implement a higher density corridor for properties adjacent **Sturt Road** in Marion, Dover Gardens, Seacombe Gardens, Sturt and Warradale. Potential zoning as an Urban Corridor Zone, Suburban Activity Node Zone or similar.*

*Encourage higher residential density and increased housing diversity for properties adjacent to **Seacombe Road** in Seacombe Gardens and Dover Gardens.*

Facilitate increased housing diversity and density for properties adjacent to the **Regional Centre Zone** (in Oaklands Park, Seacombe Gardens and Warradale). Potential zoning as Urban Core Zone or similar.”

At the Urban Planning Committee (UPC) meeting held on 2 August 2016, the Committee resolved to support the nominated areas in Oaklands Park (see map in *Appendix 1*) for inclusion in a proposed Suburban Activity Node Zone (SANZ) - including a Core Area adjacent the Oaklands Railway Station and the Regional Centre Zone, and Transition Areas adjacent the Core Area). The continued policy investigations are presented in this report.

DISCUSSION

Transit corridors

The SANZ has been extended and applied to the surrounding suburbs of Warradale, Dover Gardens and Seacombe Gardens (see maps in *Appendix 1*). The areas identified for inclusion in the zone have been selected based on whether the properties front the arterial road/railway line, or if a back-street runs parallel to the road/railway, the zone extends to that street. The exception is the addition of Transition Areas adjacent the Core Areas to minimise potential impacts from buildings up to 6 storeys (or 8 storeys with incentives) in the Core Area.

All of the above directions have been reflected in the proposed maps. However, it is noted that the recent draft update to the *30 Year Plan for Greater Adelaide* does not identify the following roads identified in the SOI as transit corridor catchments for higher density (also see Figure 1):

- Diagonal Road
- Sturt Road (except between Morphett Road and South Road)
- Morphett Road (except between Sturt Road and Diagonal Road)
- Marion Road (except north of Finnis Street)
- Seacombe Road



Figure 1. Extract from the 30 Year Plan for Greater Adelaide 2016 Update – Draft for Consultation – “Map 2 — Activity centres and mass transit routes” P.39

In response to the 30 Year Plan directions, the UPC may wish to consider whether to include Seacombe Road in the SANZ, and whether the SANZ should extend up the full extent of Morphett Road, Diagonal Road and Sturt Road. Furthermore, consideration should be given to whether Dunrobin Road should be included in the SANZ.

Draft Zone template for the Suburban Activity Node Zone (SANZ)

A draft SANZ template was reviewed by the UPC at their meeting held on 2 August 2016, and supported in principle, but noting “the need to also take into consideration incentive policies and privacy provisions”. The SANZ template has been amended and included in *Appendix 2*.

Incentive policies

In order to strengthen the incentive policies to encourage allotment amalgamation, the Desired Character statement has been amended to state that “*Amalgamation of adjoining allotments is highly encouraged*”. Additionally, the maximum building height table (PDC 16) has been amended to allow dwellings of 6 storeys in the Core Area only when the site exceeds 1000 square metres. If a site is smaller than 1000 square metres, a maximum building height of 4 storeys applies (see table below). This may encourage developers to amalgamate sites to achieve the additional building heights, and would avoid excessive building heights on singular allotments where it may be more difficult to achieve adequate setbacks, minimise overshadowing, etc.

Designated area	Minimum building height	Maximum building height where the site area is less than 1000 square metres	Maximum building height where the site area exceeds 1000 square metres
Core Area	3 storeys	4 storeys and up to 16.5 metres	6 storeys and up to 24.5 metres
Transition Area	2 storeys	3 storeys and up to 12.5 metres	3 storeys and up to 12.5 metres
Any area not designated by the above	2 storeys	3 storeys and up to 12.5 metres	4 storeys and up to 16.5 metres

The UPC may wish to review the Incentives table in PDC 29 to discuss whether the additional dispensations in building height and car parking are appropriate.

Privacy Provisions

The current Marion Council Development Plan contains privacy provisions in the General Section of the Plan, which apply to all zones (except where specifically excluded). As such, the current principles 11 and 12 in the General Section: Design and Appearance: Visual Privacy would apply to any new/amended SANZ, as follows:

“11 Buildings with upper level windows, balconies, terraces and decks should minimise direct overlooking of habitable rooms and private open spaces of dwellings through one or more of the following measures:

(a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct

(b) building setbacks from boundaries (including boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms

(c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents’ or neighbours’ amenity.

12 Permanently fixed external screening devices should be designed and coloured to complement the associated building’s external materials and finishes.”

These principles are considered sufficient to minimise potential unreasonable privacy impacts in the SANZ.

General Amendments to the Zone Template

The SANZ has been further amended since considered by the UPC on 2 August 2016. The proposed changes are annotated in the draft document in *Appendix 2*. Some of the key recommended changes include:

- Minimum net residential site density prescribed in PDC 15 reduced to align with the smallest densities allowed under the SA Planning Policy Library template (the original draft listed densities as per Marion’s current SANZ in Tonsley). Core Area reduced from 110 to 70 dwellings/hectare (i.e. 143 m² maximum site area per dwelling), Transition Area reduced from 50 to 45 dwellings/hectare (i.e. 222 m² maximum site area per dwelling), and undefined areas from 70 to 50 dwellings/hectare (i.e. 200 m² maximum site area per dwelling).
- Maximum building heights prescribed in PDC 16 reduced to relate to the reduced densities. Core Area heights reduced from 7 to 6 storeys and the Undefined area reduced from 6 to 4 storeys (given that there are no Transition Areas adjacent the Undefined Area).
- Overshadowing criteria in PDC 22 amended to also apply to adjacent dwellings located in the Transition Area.
- Incentives table amended to remove car parking dispensation for site amalgamation, allow car parking dispensation only when a site is located within 200 metres of a rail station (no longer applies to bus stops), and remove car parking dispensation for redevelopment of a heritage place.
- Remove clauses inserted specifically for Tonsley – the proposed SANZ should be separate to Tonsley given that its context is substantially different.

CONCLUSION

The UPC are requested to consider the following matters:

1. Are the areas proposed for inclusion in the SANZ appropriate (as illustrated in maps in *Appendix 1*), and specifically, should the following corridors be included in the SANZ:
 - Seacombe Road?
 - Dunrobin Road?
 - All of Morphett Road?
 - All of Diagonal Road?
 - All of Sturt Road?
2. Are the amended dwelling densities and maximum building heights detailed in tracked changes in *Appendix 2* appropriate?
3. Should there be an additional column in the building height table to limit building height for sites less than 1000 square metres?
4. Are the incentives offered in PDC 29 appropriate?
5. Should overshadowing criteria in PDC 22 apply to only dwellings in a different zone, or also to adjacent dwellings in the SANZ, particularly those in the Transition Area?

APPENDICES

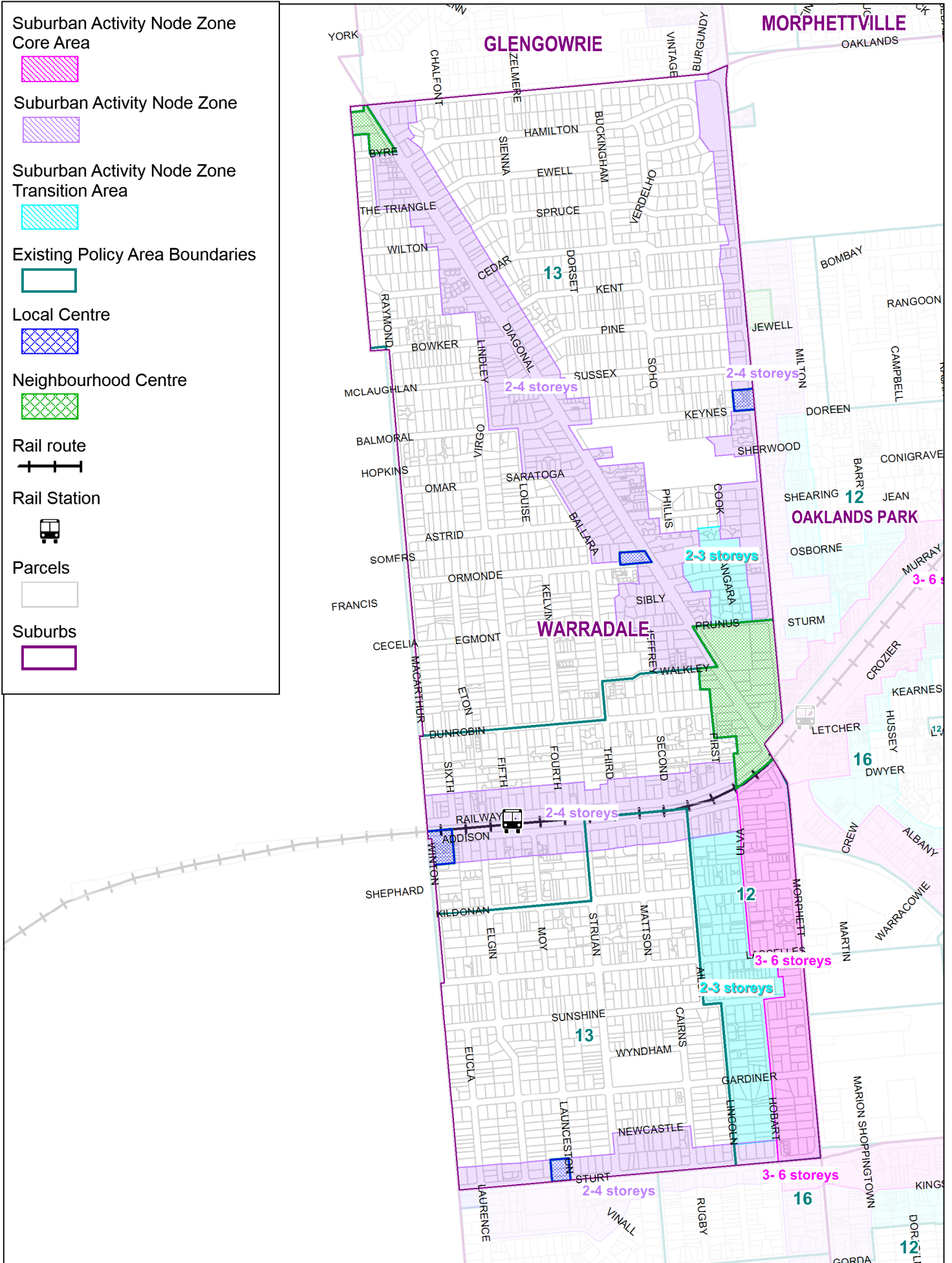
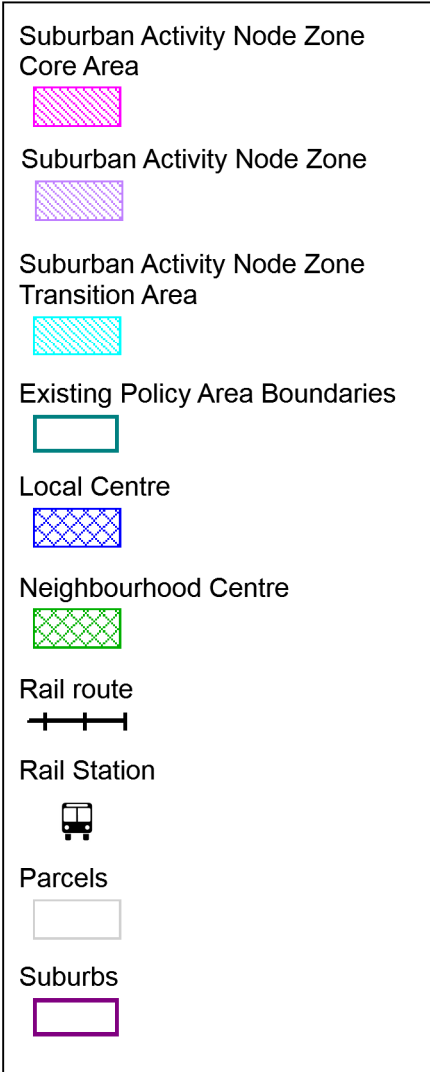
Appendix 1: Maps for potential SANZ in Warradale, Seacombe Gardens and Dover Gardens

Appendix 2: Draft “Suburban Activity Node Zone”

DRAFT: For discussion only
Version: 8 September 2016

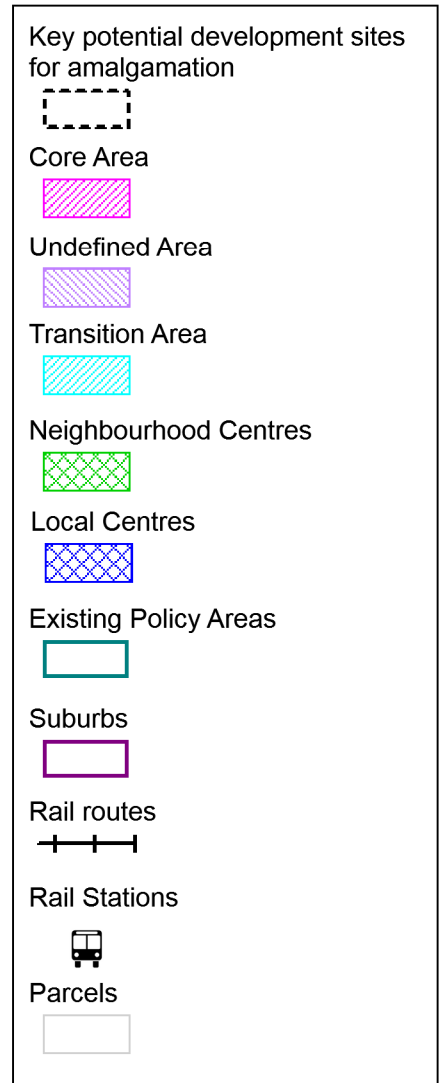
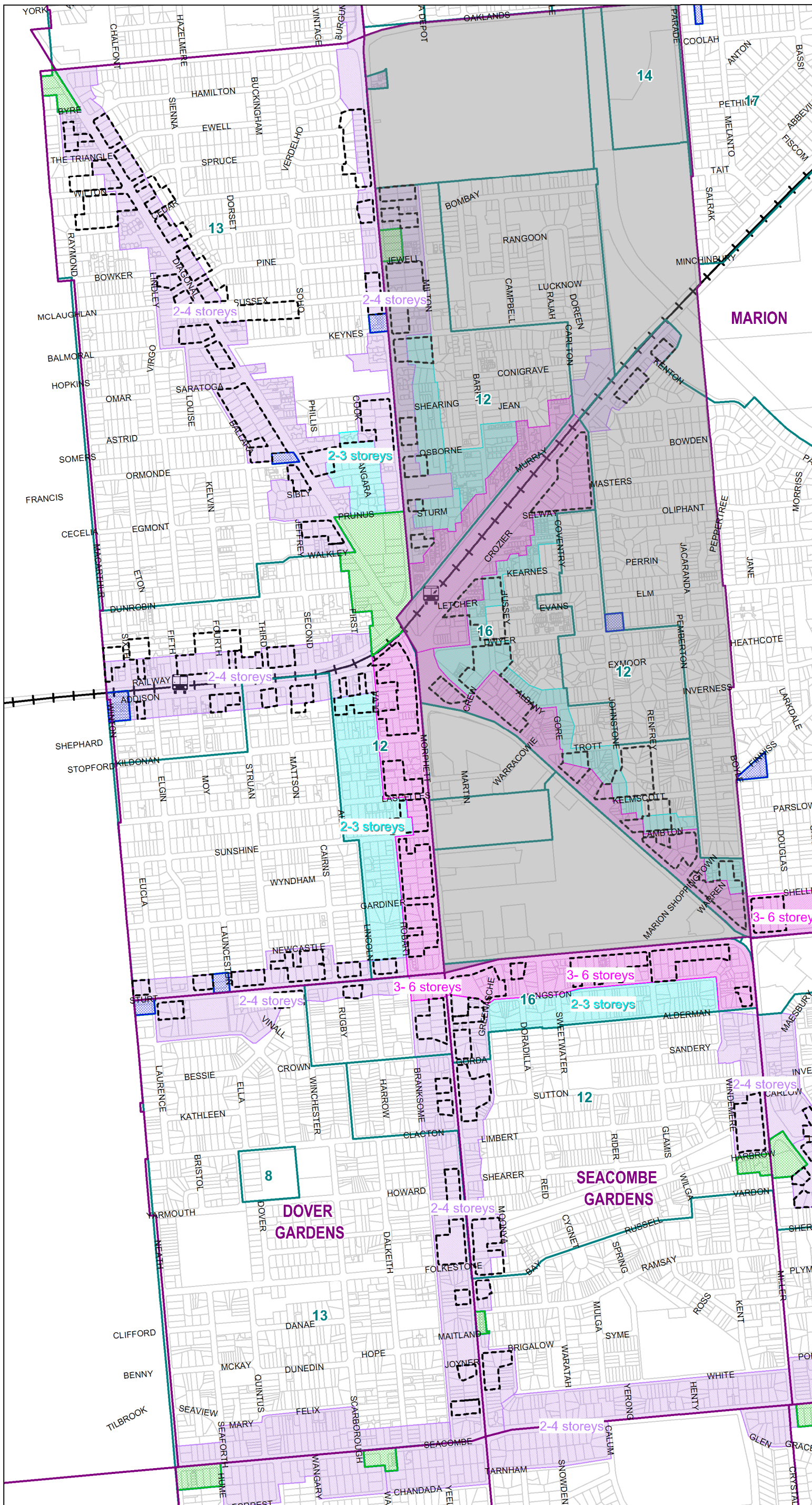
Warradale

Housing Diversity DPA - Potential Suburban Activity Node Zone



Potential Suburban Activity Node Zone

Draft for discussion only
Version: 7 September 2016



APPENDIX 2: Draft "Suburban Activity Node Zone"

Suburban Activity Node Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.
- 2 Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.
- 3 The design and layout of development to encourage walking and cycling and promote public transport use.
- 4 A mixed use area with a variety and concentration of activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will be developed as a medium to high density residential node with integrated mixed use development and quality public open spaces around public transit stops. This node is set within a wider suburban context and offers a focus for community scale activity. It is designed to foster an area with a sense of identity and uniqueness.

Residential development, primarily in the form of row dwellings and residential flat buildings, is appropriate in the zone. Aged and student accommodation, serviced apartments and diverse housing forms that cater for a range of household types, ages and life cycle stages, which are adaptable, are also encouraged in the zone to take advantage of its proximity to nearby transport services and facilities.

To minimise the impacts on development in adjacent zones, the zone will consist of a Core Area and Transition Area as identified on [Concept Plan Map\(s\) XX/XX](#)

The form, scale and mix of development will be at its greatest intensity in the Core Area. Land uses located at street level will include a mix of residential, shop, office and tourist accommodation. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and residential activity. The mix of uses will cater for the day to day needs of local residents and workers and will be at its greatest intensity closest to the public transit. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are desirable.

The Transition Area will act as a buffer between the Core Area and nearby lower density residential zones or lower intensity zones. Land uses in the Transition Area will be predominantly residential but may include other low impact uses such as offices. The density and intensity of development will be less than that of the Core Area but will be greater than neighbouring residential zones.

Development is within defined building envelopes that manage the location and scale of buildings to achieve high quality urban design. The building envelopes will contribute to the provision of a coherent public realm by framing the street space and, in particular, the physical and functional character of the road and transit stop. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing.

The range of setbacks provided in the zone will be critical in providing space for landscaping to soften the hard edge of new built form.

As development intensifies, some overlooking, overshadowing and noise impacts may occur within the zone but this will be moderated through good design and noise attenuation techniques. Solar access may also be reduced. Any adverse impacts for adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and siting of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access.

To promote a compact pedestrian oriented development, building entrances will be oriented to the street, large parking areas will be minimised and on-site parking areas will be located behind buildings.

Amalgamation of ~~adjacent adjoining~~ allotments ~~or is highly encouraged~~. The sharing of facilities including communal open space, parking areas and access ways is encouraged, ~~where appropriate~~.

A high amenity public realm and pedestrian environment will be achieved by landscaping, surface treatments, street furniture and building design. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Side streets will incorporate traffic calming measures.

The street system will be highly connected to surrounding areas and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations (such as shops, schools and local parks).

Public spaces will be provided for community interaction and will include a range of forms and sizes including small pocket parks and formal squares, and the development of community facilities (such as community gardens to promote healthy eating), will aim to promote community interaction and compensate for reduced private open space.

Open space will be provided which is located in a quiet location away from the fixed public transit stop and any other potential noise sources.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- dwelling
- educational establishment
- nursing home
- office
- pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops, excluding a bulky goods outlet or a retail showroom

Commented [RH1]: Considerations for the Streetscape Project. Should this be part of the Development Plan?

Commented [RH2]: Provision of quality public open space is imperative – but should it be Development Plan policy?

Commented [RH3]: Bulky goods and nursing home are additional land uses from the Urban Corridor Zone. UCZ includes licensed premises and entertainment venue.

- supported accommodation
 - tourist accommodation.
- 2 Non-residential land uses should have a local or neighbourhood focus to their scale of activity and intended market catchment.
 - 3 Development listed as non-complying is generally inappropriate.
 - 4 Core Areas, Transition Areas and other identified features should be developed in accordance with the relevant [Concept Plan Map\(s\) XX/XX](#).
 - 5 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.
 - 6 Development should primarily take the form of:
 - (a) in Core Areas - residential flat buildings, non-residential buildings and buildings comprising two or more land uses with non-residential land uses on the ground floor
 - (b) in Transition Areas - residential flat buildings, row dwellings, detached and semi-detached dwellings with supporting shops and community facilities.
 - 7 Except in Core Areas where a higher intensity of development is envisaged, non-residential development should:
 - (a) have a local or neighbourhood focus to their scale of activity and intended market catchment
 - (b) encourage walking to local shopping, community services and other activities
 - (c) not detrimentally impact on the amenity of nearby residents.
 - 8 Transition Areas should be developed to provide a transition between an intense core of development and neighbouring lower intensity development.
 - 9 Shops or groups of shops and offices should have the following maximum gross leasable areas:

Designated area	Office (square metres)	Shop or groups of shops (square metres)
Core Area	No maximum	No maximum
Transition Area	50	Not appropriate
Areas not designated as one of the above	50 or 250 where the development site faces the Urban Employment Zone	Not appropriate, unless the development site faces the Urban Employment Zone, in which case 250

Commented [RH4]: As per current SANZ, except says "Zero" instead of "not appropriate"

Form and Character

- 10 Development should be consistent with the desired character for the zone.
- 11 Development should graduate from medium-rise in Core Areas to low-rise in Transition Areas, especially where the development site abuts the zone boundary.
- 12 Garage top apartments that share the allotment and services of the main dwelling should:
 - (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)

- (b) front a street that provides rear access for vehicles
- (c) complement the existing dwelling or mixed use building.

13 In Core Areas:

- (a) the ground and first floor of buildings of 4 or more storeys should be built to dimensions (including a minimum ceiling height of 4.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
- (b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed.

- 14 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with [Concept Plan Map\(s\) XXXX](#).
- 15 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with the following:

Designated area	Minimum net residential site density
Core Area	140-70 dwellings per hectare net (i.e. 91-143 m ²)
Transition Area	50-45 dwellings per hectare net (i.e. 200-222 m ²)
Any area not designated by the above	70-50 dwellings per hectare net (i.e. 443-200 m ²)

Commented [RH5]: Densities lowered, as previous densities presented to the UPCOM copied the current SANZ in Tonsley, which exceeds the recommended densities/heights in the SAPPL. Lowered densities are considered more appropriate in established residential areas, but still within the densities recommended in the SAPPL.

Building Envelopes

Building Height

- 16 Except where airport building height restrictions prevail, or where in contrast to the Interface Height Provisions, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

Designated area	Minimum building height	Maximum building height where the site area is less than 1000 square metres	Maximum building height where the site area exceeds 1000 square metres
Core Area	3 storeys	4 storeys and up to 16.5 metres	7-6 storeys and up to 284.5 metres
Transition Area	2 storeys	3 storeys and up to 12.5 metres	3 storeys and up to 12.5 metres
Any area not designated by the above	2 storeys	3 storeys and up to 12.5 metres	4-6 storeys and up to 24-16.5 metres

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Commented [RH6]: 6 storeys is the maximum anticipated in the SANZ, however currently 7 storeys is prescribed in the SANZ in Tonsley. Recommend maximum 6 storeys (which translates to 8 with incentives) and to have different provisions for Tonsley and rest of SANZ.

Commented [RH7]: Storeys lowered to correlate to decreased density (PDC15) and because there is no transition area provided in this part of the Zone

- 17 Building heights (excluding any rooftop mechanical plant or equipment) should be in accordance with [Concept Plan Map\(s\) XXXX](#).

Setbacks from the Primary Road Frontage

- 18 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Designated area	Minimum setback from the primary road frontage (metres)
Core Area	No minimum
Transition Area	5 metres, or as defined on the relevant Concept Plan Map(s) XX/XX .
Any area not designated by the above	3 metres, or as defined on the relevant Concept Plan Map(s) XX/XX .

Commented [RH8]: Current SANZ has no minimum for all areas

Setbacks from Side Boundaries

19 Buildings (excluding verandas, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

Designated area	Minimum setback from side boundaries (metres)
Within the Core Area	No minimum
Within the Transition Area	0.9 metres, plus 1/3 of the wall height over 3 metres
Any area not designated by the above	0.9 metres, plus 1/3 of the wall height over 3 metres

Commented [RH9]: In accordance with Residential Code criteria. Currently no minimum in the SANZ.

Other Setbacks

20 Buildings (excluding verandahs, porticos and the like) should be set back in accordance with the following parameters:

Setback parameter	Value (metres)
Minimum setback from secondary road frontage	0.9
Minimum setback from a rear lane access way	No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles
Minimum setback from the rear allotment boundary	5

Design and Appearance

- 21 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.
- 22 To minimise overshadowing of sensitive uses outside of the zone [and in the Transition Area](#), buildings should ensure that:

- (a) north-facing windows to habitable rooms of existing dwellings in adjacent residential zones and in the Transition Area receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
- (b) ground level open space of existing residential buildings in adjacent residential zones and in the Transition Area receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level pen space (with at least one of the area's dimensions measuring 2.5 metres).

Commented [RH10]: "in adjacent zones" means that existing dwellings in the Transition Area will not be considered, as they are in the same Zone. Remove "in adjacent zones"?

Commented [RH11]: As above

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Incentives

23 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, a building will comply with PCD 22 (a) and (b), the following incentives apply to development:

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Amalgamation of two or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access	1 storey	10 per cent except on land shown on Overlay Map(s) - Strategic Transport Route
Development which includes more than 15 per cent of dwellings as affordable housing	1 storey	10 per cent
Site of development located within 200 metres of a fixed public transport rail station stop		20 per cent
The development includes undercroft parking with access from a road located to the side or rear of the site	1 storey	40 per cent
A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above, where the residential component achieves the net residential site density for the relevant Area	1 storey	10 per cent except on land shown on Overlay Map(s) - Strategic Transport Routes
A building including a child care facility	1 storey	
A building including a rooftop garden that occupies a minimum 25 per cent of the building footprint area	1 storey	
Development involving the reuse of the main assembly building formerly used in vehicle manufacture, where at least 70 per cent of the gross floor space of the development is within the main assembly building footprint		10 per cent

Commented [RH12]: Site amalgamation does not beget a reduction in car parking

Commented [RH13]: 30% in the current Development Plan and the SAPPL. However, affordable housing is not considered to warrant car parking reduction above 10%

Commented [RH14]: 30% in the current Development Plan and the SAPPL. 20% considered more appropriate

Commented [RH15]: Delete if a separate zone is established for Tonsley

Form of development	Additional building height above maximum allowed height in the zone	Car parking reduction (rounded to the nearest whole number)
Sympathetic redevelopment of a local or State heritage place that retains the item and its appearance to the street		10 per cent
Maximum accumulated allowance	For buildings 5 storeys or less - 1 storey (and less than 4 metres) additional building height For buildings of 6 storeys or more - 2 storeys (and less than 8 metres) additional building height	20 per cent

Commented [RH16]: 30% in the current Development Plan and the SAPPL

Land Division

24 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table XX – Conditions for Complying Development](#) and [Table XX – Off-street Vehicle Parking Requirements for Mixed Use and Corridor Zones](#):

- (a) change in the use of land from residential to office on the ground or first floor of a building
- (b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

Form of development	Exceptions
Hotel	
Fuel depot	
Industry	Except a light industry
Petrol filling station	
Public service depot	
Road transport terminal	
Service trade premises	
Store	Except where associated with a light industry

Commented [RH17]: Delete if a separate zone is established for Tonsley

Form of development	Exceptions
Transport depot	
Warehouse	Except where associated with a light industry
Waste reception storage treatment or disposal	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	Any development listed as Category 1 and located directly adjacent to a different zone that:
All forms of development that are ancillary and in association with residential development	(a) exceeds maximum height in the Concept Plan Map XXXX
Community centre	(b) exceeds the Building Envelope and Interface Height Provisions.
Consulting room	
Dwelling	
Dependent accommodation	
Educational establishment	
Hall	
Nursing home	
Office	
Pre-school	
Primary school	
Residential flat building	
Retirement village	
Shop or group of shops, excluding a bulky goods outlet or retail showroom where not associated with a Light Industry	
Stormwater detention/retention basin	

Commented [RH19]: Inserted from Urban Corridor Zone

Commented [RH18]: Delete if a separate zone is established for Tonsley