

Commercial Development



Introduction

This brochure provides a summary of the relevant procedures, guidelines and legislation which guide new commercial development.

Commercial development that requires Development Approval can include the construction of a new commercial building, or a change in land use (i.e. opening a new business in an existing premises).

This brochure provides an overview of the procedure and relevant guidelines when lodging a Development Application for commercial development, and well as some useful resources for business support.

Topic	Page
Information to be submitted with an application	1
Zoning	2
Complying Development	3
Building Envelope	4
Vehicle Parking	4
Design and Appearance	4
Interface Between Land uses	5
Retail Development	5
Industrial Development	5
Crime Prevention	6
Energy Efficiency	6
Stormwater Management	6
Business Support	7
Want to Know More?	7
Envisaged forms of commercial development	8
Commercial Zone	8
Industry Zone	9
Regional Centre Zone	10
Centre Zones	11
Residential Zone	12
Tonsley	12
Off Street Vehicle Parking Requirements	13
Off Street Vehicle Parking Requirements for Designated Areas	15

Information to be submitted with an application

When lodging a Development Application with Council, it is necessary to provide the following information:

- A completed Development Application Form
- A completed Electricity Act Declaration
- The relevant Planning Assessment and Lodgement fees (*refer to the Fee Schedule on page 3 of the [Development Application Form](#)*)

- A full and current copy of the property's Certificate of Title (CT)
- One copy of all proposal plans and supporting documentation, including:
 - Site plan, drawn to a minimum scale of 1:200, illustrating existing and/or proposed buildings on the land, car parking areas, waste storage areas, landscaping, etc.
 - Floor plan, drawn to a minimum scale of 1:100, illustrating the internal layout of the premises, the location of windows/doors, the use of rooms, etc.
 - Elevation plans (if proposing a new building or any external changes to an existing building)
 - Descriptive information regarding how the proposed activities will operate, including:
 - Details of any proposed advertising signs, including scaled elevation plans
 - Machinery and equipment to be used, including maximum noise levels
 - Number of employees anticipated to be working at the property when operating at maximum capacity
 - Number of patrons/visitors anticipated to be on the property when operating at maximum capacity
 - External storage areas, including any outdoor waste bin areas and associated screening proposals
 - Wastes generated and proposed methods of waste management, storage and disposal
 - Hours of operation (including deliveries to and from the site and waste collection)

Depending on the type of development you are proposing, there may be other information that is needed to complete the assessment of your application, such as:

- An engineered site works and drainage plan detailing top of kerb level, existing ground levels throughout the site and on adjacent land, proposed bench levels and finished floor levels, the extent of cut/fill required, the location and height of proposed retaining walls, driveway gradients, and the location of all existing street infrastructure and street trees.
- A landscaping plan which nominates the proposed location and variety of native ground covers, shrubs and trees to be installed throughout the development site, including maximum growth heights.
- A traffic engineer's report which details the vehicle turning areas for all nominated car parking spaces, and which analyses the proposed number of car parks provided for the proposed land use.

Commercial Development



- Shadow diagrams which illustrate the extent of shadow cast from the proposed development onto adjacent land on 21 June (Winter Solstice) at 9am, 12 noon and 3 pm.
- An acoustic engineer's report which analyses the impact of machinery noise, etc. on nearby sensitive land uses (i.e. residential dwellings).
- A survey plan which plots the surveyed location of existing building(s), street infrastructure, etc.
- Stormwater management plan.
- An Arborist's report which assesses proposed tree-damaging activity.

Additional details to be supplied when applying for Building Rules Consent

Once Development Plan Consent is obtained from Council, applications for building works and certain changes of land use will also require Building Rules Consent.

When seeking Building Rules Consent (from either Council or a Private Certifier), information will need to be provided, additional to that which has already been supplied as part of your Planning Consent application. For most applications for Building Rules Consent, you will need to provide one copy of the following:

- The relevant Building Rules Consent Fees (*Refer to the Fee Schedule on page 3 of the [Development Application Form](#) if Council is assessing your application or refer to your Private Certifier for their schedule of fees and charges if you are having your application privately certified*)
- More detailed floor plans (existing and proposed) drawn to a scale of 1:100 including the following detail as a minimum:
 - dimensions of the overall and internal dimensions, including wall thicknesses and cavity width
 - windows and doors (with sizes or reference numbers if scheduled)
 - location of sections
 - step downs, falls and floor lines (e.g. floorline over if two-storey or more, or floor line under if a cellar or basement is proposed)
 - ceilings (i.e. cathedral or raked, lowered ceiling, bulkheads etc)
 - stairs and ramps including direction (up/down), width, materials, riser and tread dimensions, head clearance, spiral stair details, handrails/balusters
 - location of verandah posts, plumbing fixtures and floor wastes, built in furniture (kitchen, robes, vanity etc), external hose taps/flood gullies
 - external paved areas (if not shown on site plan)
 - balconies, including handrails and balustrades

- proposed stormwater disposal system including down pipe locations and rain heads where used.
- Sections at a scale of 1:20 showing:
 - natural and finished ground levels
 - floor levels (relative to finished ground level)
 - ceiling heights
 - clearance to underside of timber floors
 - extent of walls with required Fire Resistance Levels
- drawings at a scale of 1:100 including
 - size and location of footings and structural components
 - roof layout including the type, size, spacing and any overhang of all components
 - wall and floor layouts including wall and roof bracing details
 - wet area details.
- specifications and schedules including
 - wind speed determination
 - Engineers Footing Construction report
 - retaining wall details (if proposed)
 - stair and balustrade details
- A copy of Building Indemnity Insurance (if domestic construction is proposed and the development cost is over \$12 000).
- If the development cost is over \$15,000, a completed Construction Industry Training Board (CITB) Levy form together with payment of 0.25% of the value of the development. Alternatively, if payment is made at an alternative collection venue, receipt of payment and the yellow copy of the form should be provided to Council.

Zoning

All properties are located in a zone, and sometimes also within a specific policy area or precinct, as delineated in the Marion Council Development Plan. The zone/policy area/precinct influences the type of land uses and buildings that can be developed in particular areas.

The table on [Page 8](#) of this brochure outlines the types of commercial development envisaged within various zones, policy areas and precincts.

To find out which zone and policy area a property is located in, you may:

- Refer to the Mapping Section contained in the [Marion Council Development Plan](#)
- Contact the City of Marion on 8375 6600

Commercial Development



Complying Development

The change of use to an office, shop or consulting room or any combination of these uses may be a “complying” form of development in the Suburban Activity Node Zone, an certain areas within the Regional Centre Zone, District Centre Zone, Neighbourhood Centre Zone or Local Centre Zone if all of the following criteria are achieved:

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is not located inside any of the following area(s):
 - Precinct 2 Community Hallett Cove
 - Precinct 8 Community Services Marion
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has

direct frontage to an arterial road, it achieves either (i) or (ii):

- (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in Table Mar/2 - Off Street Vehicle Parking Requirements ([page 12 of this brochure](#)) or the desired minimum rate in Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas ([page 14 of this brochure](#)) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
 - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Marion Council Development Plan

If a proposed development is not a “complying” form of development, it will be assessed against the provisions in the Marion Council Development Plan. The following information provides a summary of the key guidelines for commercial development from the Development Plan.

Building envelope

The table on [Page 8](#) of this brochure outlines the varying requirements for building heights, setback and site

Commercial Development



coverage, depending on the relevant zone/policy area/precinct.

Vehicle parking

Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand, in accordance with the relevant tables on Pages [13 and 15](#) of this brochure.

Vehicle parking areas should be sited and designed to:

- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
- (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
- (c) not inhibit safe and convenient traffic circulation
- (d) result in minimal conflict between customer and service vehicles
- (e) avoid the necessity to use public roads when moving from one part of a parking area to another
- (f) minimise the number of vehicle access points onto public roads
- (g) avoid the need for vehicles to reverse onto public roads
- (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
- (i) not dominate the character and appearance of a site when viewed from public roads and spaces
- (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas, assist with stormwater detention and reduce heat loads in summer

Cycling

Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

- (a) showers, changing facilities and secure lockers
- (b) signage indicating the location of bicycle facilities.

On-site secure bicycle parking facilities should be:

- (a) located in a prominent place
- (b) located at ground floor level
- (c) located undercover
- (d) located where surveillance is possible
- (e) well lit and well signed
- (f) close to well used entrances
- (g) accessible by cycling along a safe, well lit route.

Access

Development should be provided with safe and convenient access which:

- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
- (b) provides appropriate separation distances from existing roads or level crossings
- (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
- (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

The number of vehicle access points onto arterial roads should be minimised and, where possible, access points should be:

- (a) limited to local roads (including rear lane access)
- (b) shared between developments.

Development with access from arterial roads should be sited to avoid the need for vehicles to reverse onto or from the road.

The number of vehicle access points onto a public road should be minimised and each access point should be a minimum of 6 metres apart to maximise opportunities for on street parking.

Design & appearance

Buildings should reflect the desired character of the locality (as delineated in the Development Plan), while incorporating contemporary designs that have regard to the following:

- (a) building height, mass and proportion
- (b) external materials, patterns, colours and decorative elements
- (c) roof form and pitch
- (d) façade articulation and detailing
- (e) verandas, eaves, parapets and window screens.

Buildings should be sited with respect to side and rear property boundaries to:

- (a) maintain or enhance the amenity of adjoining properties in terms of noise, privacy and sunlight
- (b) minimise the impact of bulk and scale of development on adjoining properties
- (c) maintain the character of the locality in regards to the patterns of space between buildings (to the side and rear) and the opportunity for landscaping.

The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.

Commercial Development

Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.

Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

Interface between land uses

Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

- the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
- noise
- vibration
- electrical interference
- light spill
- glare
- hours of operation
- traffic impacts.

Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

Development adjacent to a Residential Zone should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.

Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

Retail development

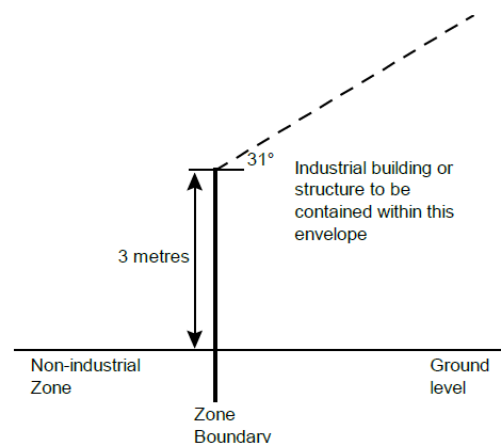
Other than in relation to the Suburban Activity Node Zone (in Tonsley), a shop or group of shops located outside of zones that allow for retail development should:

- be of a size and type that will not hinder the development, function or viability of any centre zone
- not demonstrably lead to the physical deterioration of any designated centre
- be developed taking into consideration its effect on adjacent development
- incorporate a road or thoroughfare at the rear for the use of vehicles which is not less than 6 metres wide and which communicates with a public road at each end
- incorporate a site having a depth of not less than 24 metres.

Industrial development

Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.

Any building or structure on, or abutting the boundary of, a non-industrial zone (other than industrial development on or near the boundary between the Urban Employment Zone and Suburban Activity Node Zone in Tonsley) should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as illustrated below:



Building facades facing a non-industrial zone, public road, or public open space should:

- use a variety of building finishes
- not consist solely of metal cladding

Commercial Development



- (c) contain materials of low reflectivity
- (d) incorporate design elements to add visual interest
- (e) avoid large expanses of blank walls.

Industrial development should occur in a manner that minimises significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.

Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:

- (a) in line with the building façade
- (b) behind the building line
- (c) behind a landscaped area that softens its visual impact.

Crime prevention

Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.

Development should provide a robust environment that is resistant to vandalism and graffiti. (Council's Graffiti Prevention Officer recommends incorporating darker colours on walls and fences to discourage graffiti.)

Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

Landscaping should be used to assist in discouraging crime by:

- (a) screen planting areas susceptible to vandalism
- (b) planting trees or ground covers, rather than shrubs, alongside footpaths
- (c) planting vegetation other than ground covers a minimum distance of two metres from footpaths to reduce concealment opportunities.

Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.

Development should avoid pedestrian entrapment spots and movement predictors (e.g. routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Energy Efficiency

Development should provide for efficient solar access to buildings and open space all year around (i.e. open spaces associated with the main activity areas should face north for exposure to winter sun).

Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.

Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

- (a) taking into account overshadowing from neighbouring buildings
- (b) designing roof orientation and pitches to maximise exposure to direct sunlight.

Stormwater Management

On land north of Seacombe Road, all new buildings and building extensions of 40 square metres or more in floor area, should incorporate sufficient on-site stormwater detention/retention to limit the rate of stormwater runoff from the subject land so that flows determined using the following runoff coefficients are not exceeded:

Within non-residential urban zones:

- (i) 5 year average return interval flood event (runoff coefficient 0.65)
- (ii) 100 year average return interval flood event (runoff coefficient 0.85).

Business Support

The City of Marion works in partnership with a number of organisations across the region to encourage economic and business development, to promote sustainable business practices and to comply with regulatory requirements.

To find out more about economic development in Marion and how Council might assist, please visit the website www.marion.sa.gov.au/business

Council's Economic Development Team is available to support the business community and the key contact is:

Donna Griffiths

Unit Manager Economic Development

Work: +61 8 8 8375 6897

Email: donna.griffiths@marion.sa.gov.au

Commercial Development



The following Business Support Services may also be able to provide advice and support for new commercial businesses in Marion Council:

Tonsley Small Business Advisory Service

The City of Marion and the Department of State Development have joined forces to fund a service aimed at helping small businesses develop and grow in the region. The Tonsley Small Business Advisory service is based at the Co-HAB co-working facility located on level 1 at 1 Tonsley Boulevard, Clovelly Park, SA, 5042 (the former Mitsubishi Motors administration building).

The service is delivered by Bob Sloan, an experienced management consultant with many years' experience of working with small businesses and it offers free, confidential one-on-one advisory sessions for those wishing to start a business or operating an existing small business in the Southern Adelaide region.

Advisory sessions are by appointment only and can be arranged by contacting Bob direct on:

Office phone: 8374 2844
Mobile: 0417 731 125
Email: bob@sa-bic.com.au

Southern Business Connections (SBC)

SBC is an inner southern Adelaide business association aiming to foster and promote business through networking, shared knowledge, ideas and resources, and strategic precinct development.

SBC supports:

- Networking
- Regular professional development
- Linking local businesses
- Keeping up to date with activities in the area
- Maintaining strong links with Marion and Mitcham Councils

Businesses located in, or servicing the inner southern areas of Adelaide are welcome and encouraged to join. For further information, visit the SBC website at:

sbconnections.com.au

Hallett Cove Business Association

Businesses in the greater Hallett Cove area are invited to join the Hallett Cove Business Association. The Association's members are passionate about supporting and growing local business. For further information, visit the Hallett Cove Business Association website at:

www.hallettcovebusinessassociation.com.au

Want to Know More?

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with the particular topic. It is not a substitute for reading the relevant legislation or the Development Plan.

For more detailed information regarding the relevant policies, objectives, desired character and principles of development control that would be relevant to a particular proposal, please refer to the [Marion Council Development Plan](#).

The following information brochures available on Council's website may also be relevant to commercial applications:

- Advertising Signs
- Home Activities and Home Business
- Information to be Supplied with an Application
- Liquor Licensing
- Non Complying Development
- Public Notification
- Regulated and Significant Trees
- Stormwater Detention Retention

It is recommended that if you are intending to undertake development you seek professional advice or contact the Council for any specific enquiries or for further assistance.

City of Marion - Development and Regulatory Services Department

245 Sturt Road PO Box 21
Sturt SA 5047 Oaklands Park SA 5046

Telephone: (08) 8375 6685
Facsimile: (08) 8375 6899

Email: council@marion.sa.gov.au
Website: www.marion.sa.gov.au

Commercial Development

Envisaged forms of commercial development

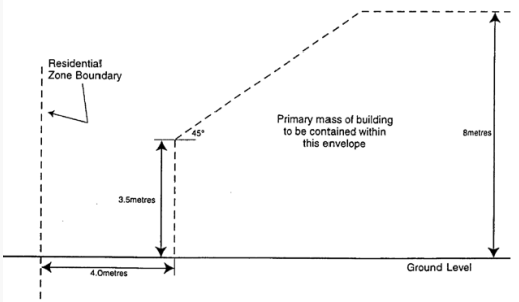
COMMERCIAL ZONE

Zone/Policy Area	Envisaged forms of commercial development	Maximum gross leasable floor area*	Building envelope guidelines
Commercial Zone	<ul style="list-style-type: none"> ▪ bulky goods outlet ▪ consulting room ▪ motor vehicle related business other than wrecking yard ▪ office ▪ petrol filling station ▪ service trade premises ▪ shop ▪ store ▪ warehouse 	Shops, other than a bulky goods outlet, should have a gross leasable area of 250 square metres or less.	See below
Marion Road Policy Area 1	<ul style="list-style-type: none"> ▪ bulky goods outlet ▪ community uses ▪ consulting rooms ▪ indoor entertainment facilities ▪ motor vehicle related activities ▪ office ▪ recreation facilities ▪ service trade premises. 	<ul style="list-style-type: none"> • Bulky goods outlet: 300 m² • Community uses: 250 m² • Consulting room: 250 m² • Office: 250 m² • Service trade premises: 300 m² • Shop (excluding bulky goods outlet): 150 m² 	<p>Buildings should not exceed 2 storeys or 8 metres in height above natural ground surface level.</p> <p>Development adjacent residential zones should incorporate a minimum 6 metre setback for buildings from the zone boundary.</p>
South Road Policy Area 2	<ul style="list-style-type: none"> ▪ bulky goods outlet ▪ indoor recreation and leisure facilities ▪ light industry ▪ motor vehicle related activities ▪ service industry ▪ service trade premises ▪ small-scale office ▪ storage uses ▪ transport related activities ▪ wholesale uses. 	<ul style="list-style-type: none"> • Consulting room: 250 m² • Office - north of Cross Road: 450 m² • Office - south of Cross Road: 250 m² • Restaurant: 300 m² • Shop (excluding restaurant, bulk goods outlet): 150 m² 	<p>Buildings should not exceed 2 storeys or 10 metres in height above natural ground surface level, except where located within 20 metres of a residential zone in which case the building height should not exceed one storey or 6 metres.</p> <p>Development adjacent residential zones should incorporate a minimum 6 metre setback for buildings from the zone boundary</p>
Sturt/Marion Road Corner Policy Area 3	<ul style="list-style-type: none"> ▪ consulting room ▪ office ▪ shop in association with consulting room or office 	The gross leasable floor area of all shop uses should be limited to 250 square metres.	<p>Buildings should not exceed 2 storeys or 10 metres above natural ground level except where located within 15 metres of a residential zone in which case the building height should not exceed 8 metres and where undercroft parking is proposed, the ground floor level should not exceed 0.8 metres above natural ground level.</p> <p>Development adjacent the residential zone should incorporate a minimum 6 metre setback for buildings from the zone boundary</p>

Commercial Development



INDUSTRY ZONE

Zone/Policy Area/Precinct	Envisaged forms of commercial development	Building envelope guidelines
Industry Zone	<ul style="list-style-type: none"> ▪ industry ▪ transport distribution ▪ warehouse 	<p>In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):</p> <ol style="list-style-type: none"> (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
Industry/ Commerce Policy Area 4	<ul style="list-style-type: none"> ▪ depot ▪ light industry ▪ service industry ▪ small-scale commercial activities ▪ warehousing 	<p>Buildings should not exceed 2 storeys or 10 metres in height from natural ground level.</p> <p>However, development adjacent residential zones should incorporate all of the following:</p> <ol style="list-style-type: none"> (a) within 20 metres of the zone boundary, buildings not exceeding one storey or 6 metres in height from natural ground level (b) a minimum 6 metre setback for buildings from the zone boundary
Industry/ Commerce Edwardstown Policy Area 5	<ul style="list-style-type: none"> ▪ commercial uses ▪ industry ▪ office ▪ storage ▪ warehouse 	<p>Buildings should:</p> <ol style="list-style-type: none"> (a) not exceed 2 storeys or 10 metres in height above natural ground surface level, except where located within 20 metres of a residential zone in which case the building height should not exceed one storey or 6 metres. The height of a wall along a side property boundary (unless coinciding with a residential zone boundary) should not exceed 6 metres unless the nearest wall on adjoining land is greater than 6 metres in height and faces the same property boundary. (b) not exceed 50 per cent site coverage (c) generally not exceed 10 metres except a building height of more than 10 metres may be appropriate on land at the intersections of South Road with Daws Road or Raglan Avenue, to enable the development of landmark buildings on these sites (d) walls of a building may be sited on side and/or rear boundaries, except where coinciding with a residential zone boundary
Precinct 4 Industry Interface	<ul style="list-style-type: none"> ▪ consulting room ▪ low-impact industrial use 	<p>Buildings should not exceed 8 metres in height from natural ground level. Buildings adjacent residential zones should be of a height and scale to protect the residential amenity of neighbouring dwellings and their private open space and be setback from side and rear boundaries so that no part of the building extends beyond the building envelope shown in the figure below:</p> 
Light Industry Policy Area 6	<ul style="list-style-type: none"> ▪ light industry ▪ service industry ▪ store ▪ warehouse 	Assessed on merit

Commercial Development

Zone/Policy Area/Precinct	Envisaged forms of commercial development	Building envelope guidelines
Research Policy Area 7	<ul style="list-style-type: none"> industry involving scientific and technical research based activities and manufacturing office ancillary to industry and manufacturing seminar facilities, restaurant, indoor recreation areas and similar for the use by people engaged in industry and manufacturing in the policy area 	Assessed on merit

REGIONAL CENTRE ZONE (WESTFIELD MARION & SURROUNDS)

Zone/Policy Area/Precinct	Envisaged forms of commercial development	Building envelope guidelines		
Regional Centre Zone	<ul style="list-style-type: none"> bank child care centre consulting room department store dwelling in conjunction with non-residential development entertainment facility hotel indoor games centre motel motor repair station office restaurant shop supermarket swimming pool 	See below		
Precinct 8 Community Services Marion	<ul style="list-style-type: none"> civic centre community administration facilities public health facilities welfare services. 	Road	Maximum building height (metres)	Setback from road boundary (metres)
		Diagonal, Morphett and Sturt Roads	N/a	No building should be located within 8 metres of the road boundary
		Diagonal, Morphett and Sturt Roads	8	8 to 20
		Diagonal, Morphett and Sturt Roads	11	20 to 30
		Diagonal, Morphett and Sturt Roads	23	more than 30
Precinct 9 Northern Fringe Marion	<ul style="list-style-type: none"> cafes community and human services facilities concession stalls and open air markets developed along main pedestrian and/or vehicle linkages consulting rooms library licensed premises offices public halls recreation and entertainment activities restaurants small-scale specialty shops 	Road	Maximum building height (metres)	Setback from road boundary (metres)
		Diagonal, Morphett and Sturt Roads	N/a	No building should be located within 8 metres of the road boundary
		Diagonal, Morphett and Sturt Roads	8	8 to 20
		Diagonal, Morphett and Sturt Roads	11	20 to 30
		Diagonal, Morphett and Sturt Roads	23	more than 30

Commercial Development

Zone/Policy Area/Precinct	Envisaged forms of commercial development	Building envelope guidelines		
		Road	Height of building (metres)	Minimum setback from road boundary (metres)
Precinct 10 Retail Core Marion	The precinct should contain an extensive range and diversity of regional centre facilities related to its function as the core retail area for the region. Major expansion of the existing shopping centre complex should occur primarily in a northerly direction to facilitate integration of the existing complex in respect to function, access, car parking, built-form and landscaping with other development (existing or proposed) in Precinct 9 Northern Fringe Marion and Precinct 11 Retail Support Marion to the north.	Diagonal Road	up to 11	20
		Diagonal Road	over 11	30
		Morphett Road	up to 8	8
		Morphett Road	between 8 and 11	20
		Sturt Road	up to 11	Nil provided the building addresses Sturt Road and are designed to present an attractive frontage
		Sturt Road	over 11	8
Precinct 11 Retail Support Marion	<ul style="list-style-type: none"> ▪ bulky goods outlet ▪ concession stalls and open air markets developed along main pedestrian and/or vehicle linkages ▪ offices ▪ recreation and entertainment activities ▪ restaurants ▪ small-scale specialty shops ▪ taverns 	Road	Maximum building height (metres)	Setback from road boundary (metres)
		Diagonal, Morphett and Sturt Roads	N/a	No building should be located within 8 metres of the road boundary
		Diagonal, Morphett and Sturt Roads	8	8 to 20
		Diagonal, Morphett and Sturt Roads	11	20 to 30
		Diagonal, Morphett and Sturt Roads	23	more than 30

CENTRE ZONES

Zone	Envisaged forms of commercial development	Maximum gross leasable floor area*
District Centre Zone	<ul style="list-style-type: none"> ▪ bank ▪ child care centre ▪ consulting room ▪ discount department store ▪ entertainment facility ▪ health facility ▪ hotel ▪ indoor games centre ▪ motor repair station ▪ office ▪ restaurant ▪ shop ▪ supermarket 	Assessed on merit
Local Centre Zone	<ul style="list-style-type: none"> ▪ consulting room ▪ office ▪ office and dwelling ▪ shop ▪ shop and dwelling 	Shop development should generally comprise a maximum gross leasable floor area in the order of 450 square metres.
Neighbourhood Centre Zone	<ul style="list-style-type: none"> ▪ bank ▪ child care facility ▪ consulting room ▪ health centre ▪ office ▪ petrol filling station ▪ place of worship ▪ restaurant ▪ shop ▪ supermarket 	<p>The maximum gross leasable retail floor areas in the following centres should generally be in the order of:</p> <ul style="list-style-type: none"> • Marion Road - Ascot Park: 2000 m² • Marion Road - Marion/Mitchell Park: 2500 m² • Marion Road - Park Holme: 4500 m² • Marion Road - South Plympton: 1200 m² • South Road - Clovelly Park: 2000 m²

Commercial Development

RESIDENTIAL ZONE

Zone	Envisaged forms of commercial development	Maximum gross leasable floor area*	Building envelope guidelines
Residential Zone	<p>Small scale non-residential uses that serve the local community, for example:</p> <ul style="list-style-type: none"> - child care facilities - consulting rooms - health and welfare services - offices - open space - primary and secondary schools - recreation areas - shops 	<ul style="list-style-type: none"> • Shop: 150 m² • Office: 150 m² • Consulting room: 150 m² 	Assessed on merit, taking into account the impacts on nearby residential dwellings.

TONSLEY

Zone	Envisaged forms of commercial development	Maximum gross leasable floor area*	Building envelope guidelines		
Suburban Activity Node Zone	<ul style="list-style-type: none"> ▪ consulting room ▪ hotel (in the Core Area) ▪ office ▪ shop or group of shops, excluding larger scale bulky goods outlets that exceed a maximum gross leasable floor area in the order of 500 square metres 	<ul style="list-style-type: none"> • Shop or Office in the Core Area: No maximum • Office in the Transition Area: 50 m² • Office in any area not designated by the above: 50 m² or 250 m² where the development site faces the Urban Employment Zone • Shop in any area not designated by the above: Zero or 50 m² where the development site faces the Urban Employment Zone 	Designated area	Minimum building height	Maximum building height
			Core Area	1 storey	7 storeys and up to 28.5 metres
			Transition Area	2 storeys	3 storeys and up to 12.5 metres
			Any area not designated above	2 storeys	6 storeys and up to 24.5 metres
Urban Employment Zone	<ul style="list-style-type: none"> ▪ consulting room ▪ educational establishment ▪ light industry ▪ office ▪ service industry ▪ store (in association with a light industry or education establishment) ▪ training facility ▪ warehouse (in association with a light industry or education establishment) 	Shop or group of shops: 50 m ² (except where located within the 'main assembly building' and the gross leasable floor area does not exceed 500 m ²)	Assessed on merit		

* Gross leasable area means the total floor area of a building excluding public or common tenancy areas such as malls, verandahs or public toilets.

Please note: Information regarding non-complying forms of development can be found within the Procedural Matters section of each Zone within the [Marion Council Development Plan](#).

Commercial Development

Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply, except where otherwise stated in table on page 14 of this brochure - *Off Street Vehicle Parking Requirements for Designated Areas*.

Form of Development	Number of Required Car Parking Spaces
Commercial	
Auction depot	1 per 100 square metres plus 2 spaces
Bank	5 per 100 square metres
Bulky goods outlet	4 per 100 square metres
Call centre	Assess on needs basis
Motor repair station	2 per 100 square metres or 4 per service bay (whichever provides the greater number of spaces).
Motor showroom	2 per 100 square metres
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor area
Post office	7 per 100 square metres
Service trade premise	4 per 100 square metres
Shop	5 per 100 square metres (where located within a centre). 7 per 100 square metres (where not located within a centre).
Used car lot or vehicle sales yard	2 per 100 square metres of total site area
Video store	6 per 100 square metres
Industry	
Industry (exclusive of office component)	
<ul style="list-style-type: none"> up to 200 square metres total floor area 	2 per 100 square metres
<ul style="list-style-type: none"> plus between 200 and 2000 square metres total floor area 	additional 1.33 per 100 square metres
<ul style="list-style-type: none"> plus greater than 2000 square metres total floor area 	additional 0.67 per 100 square metres
Labour intensive industry (inclusive of office component)	0.75 per employee
Office component	3.3 per 100 square metres
Medical	
Consulting room	10 per 100 square metres
Hospital	2.5 per bed
Medical centre or day surgery	10 per 100 square metres
Recreation	
Amusement machine centre	7 per 100 square metres
Bowling club	10 per bowling green
Cinema complex	1 per 3 seats
Concert hall or theatre	1 per 3 seats
Conference facility	Assess on needs basis
Entertainment multiplex	Assess on needs basis
Exhibition hall	Assess on needs basis
Hotel or tavern	
Public bar	1 per 2 square metres
lounge or beer garden	1 per 6 square metres
Dining room	1 per 3 seats
Gaming room	1 per 2 machines
Accommodation	Assess on needs basis
Indoor recreation centre or gymnasium	Assess on needs basis
Night club or late night venue	Assess on needs basis

Commercial Development

Form of Development	Number of Required Car Parking Spaces
Restaurant	1 per 3 seats or 1 per 15 square metres (whichever provides the greater number of spaces).
Restaurant in the form of a fast food/ family restaurant	
Without dine-in and drive through facilities only	12 per 100 square metres
With dine-in facilities only but no drive through	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces).
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces). (A car queuing area for a maximum of 12 cars is also required, to be assessed on a needs basis; there should also be at least 4 car spaces back from the ordering point.)
Other	
Funeral parlour	4 per 100 square metres plus 1 per 4 seats where a chapel is also involved
Squash or tennis court	4 per court (Additional spaces may be required if spectator seating is proposed.)
TAB facility	8 per 100 square metres
Interchange/transport station	Assess on needs basis
Radio and TV studio	5 per 100 square metres

Commercial Development

Off Street Vehicle Parking Requirements for Designated Areas

The following are Designated Areas:

Designated Area	Conditions
Suburban Activity Node Zone	None
District Centre Zone Local Centre Zone Neighbourhood Centre Zone Regional Centre Zone	Any part of the development site is located in accordance with at least one of the following: (a) within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (b) within 400 metres of a bus interchange(1) that is part of a high frequency public transit service(2) (c) within 400 metres of an O-Bahn interchange(1) (d) within 400 metres of a passenger rail station(1) that is part of a high frequency public transit service(2) (e) within 400 metres of a passenger tram station(1) (f) within 400 metres of the Adelaide Parklands.

- (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles
- (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

Applicable off-street vehicular parking requirements

Development should provide off-street vehicle parking in accordance with the table below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:

- the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
- the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
- the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained
- suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)
- generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.
- the site of the development is located within distances specified in the conditions applicable to Designated Areas for at least two different public transit modes.

TABLE 1: Non-residential development (excluding light industry)

Location of development	Desired minimum number of vehicle parking spaces	Maximum number of vehicle parking spaces
All Designated Areas (unless otherwise stated)	3 spaces per 100 square metres of gross leasable floor area	6 spaces per 100 square metres of gross leasable floor area
Core Area of the Suburban Activity Node Zone	3 spaces per 100 square metres of gross leasable floor area	5 spaces per 100 square metres of gross leasable floor area