

Overview

- This brochure outlines some of the key changes to the Marion Council Development Plan, which have occurred as a result of the Housing Diversity Development Plan Amendment Part 1 being gazetted by the Minister for Planning.
- The amendment was gazetted by the Minister for Planning on 8th August 2019, and therefore any application lodged on, or after, this date will be assessed against the new requirements.
- Applications lodged before this date will continue to be assessed against the Development Plan applicable at the time of lodgement.
- For detailed information on each Zone, Policy Area and general changes to the Objectives and Principles of the overall Development Plan, please view the Plan in its entirety.
- [Development Plan](#) (link)

Key Changes Overview

- Introduction of two new Residential Policy Areas
 - o Marion Plains Policy Area 8
 - o Seaside and Foothills Policy Area 23
- Amendments to existing Residential Character Policy Area 17
- Changes to existing residential zoning (i.e. some residential properties are located within a different Policy Area and will have different requirements for future development).
- Introduction of Suburban Activity Node Zone around Marion Regional Centre and along parts of Sturt Road and Seaford Train line.
- Amended Policies relating to Local Centre Zone and Neighbourhood Centre Zone's
- New Car Parking requirements for residential development
- Changes to stormwater retention requirements for all development north of Seacombe Road.
- Introduction of Flood Inundation data to Development Plan and subsequent requirements for new buildings/additions located within an areas nominated as at risk of potential flood inundation.
- Changes to where 'complying' development is permitted
 - o Council has received advice that the Schedule 4 2B (i.e. complying development) does not apply for an allotment identified within the Development Constraints Overlay Map that illustrates 100 Year ARI Flood Inundation.

Please do not hesitate to Contact Council on 8375 6600 for additional information or clarification.

Changes to Residential Zone

Marion Plains Policy Area 8 - NEW

This Policy Area replaces a majority of the Northern Policy Area, and selected areas of the Medium and Regeneration Policy Areas.

Key changes

- Increase in minimum allotment sizes and frontages for semi-detached, row, group and residential flat buildings.
- Greater emphasis on the built form and design of the dwelling (through the Desired Character).
- Hammerhead allotments require a minimum driveway width of 4.6 metres and other design requirements.

Key excerpts of Desired Character

Development should seek to promote cohesive streetscapes by incorporating designs that are sympathetic to the existing streetscape character, including complementary design features such as pitched roofs, eaves, front verandahs/porches and building materials.

Buildings that present plain box-like built forms and limited detailing are generally inappropriate.

Where a new building is built adjacent original dwelling stock, a lesser setback from the primary road frontage is anticipated, provided that the new building is designed to complement the existing streetscape character with regard to building design, articulation, roof form, materials and landscaping.

| Dwelling Type | Minimum Site Area (m ²) | Minimum Frontage Width | | Minimum Site Depth (metres) |
|---------------------------|-------------------------------------|------------------------|------------------------|-----------------------------|
| | | Other road (metres) | Arterial road (metres) | |
| Detached | 350 | 10 | 12 | 20 |
| Semi-detached | 350 | 10 | 12 | 20 |
| Group | 350 | 20 | 20 | 45 |
| Residential flat building | 350 | 20 | 20 | 45 |
| Row | 300 | 9 | 12 | 20 |
| Supported Accommodation | 200 | - | - | - |

* The above is only a summary, please read the Development Plan for the entire Desired Character, Objectives and Principles of Development Control.

***** Existing assessment requirements such as site coverage, private open space, setbacks to boundaries, built form (design and appearance, overshadowing, privacy), landscaping, cut and fill etc remain unchanged. These requirements can be obtained by reading the applicable section of the Development Plan. *****

Residential Character Policy Area 17 - CHANGED

The Policy Area now includes two new areas in Edwardstown and Plympton Park.

Key changes

- Semi-detached dwellings are permitted within the Suburbs of Glandore and Glengowrie, provided they reflect one building (enforced by Desired Character and Principles of Development Control).
- Inclusion of additional built form and design requirements within the Desired Character and Principles of Development Control.
- Alterations to dwellings constructed prior to 1950 should not alter the façade or key components of the built form.
- Maximum 7 metre building height in all areas aside from allotments within the suburb of Marion.

| Dwelling Type | Minimum Site Area (m ²) | Minimum Frontage Width | | Minimum Site Depth (metres) |
|---|-------------------------------------|------------------------|------------------------|-----------------------------|
| | | Other road (metres) | Arterial road (metres) | |
| Edwardstown, Plympton Park, Marion | | | | |
| Detached | 420 | 15 | 15 | 20 |
| <u>Glengowrie and Glandore</u> | | | | |
| Detached | 420 | 15 | 15 | 20 |
| Semi-detached | 350 | 9 | 12 | 20 |

* The above is only a summary, please read the Development Plan for the entire Desired Character, Objectives and Principles of Development Control.

***** Existing assessment requirements such as site coverage, private open space, setbacks to boundaries, built form (design and appearance, overshadowing, privacy), landscaping, cut and fill etc remain unchanged. These requirements can be obtained by reading the applicable section of the Development Plan. *****

Foothills and Seaside Policy Area 23 – NEW

This Policy Area encompasses all areas of Hallett Cove from the Ocean to Lonsdale Road – these areas were formally within the Hills Policy Area 11 and Southern Policy Area 18.

Key Changes

- Significant emphasis placed on built form design and appearance.
- Significant emphasis placed on the streetscape character and how the built form relates to adjacent allotments.
- Additional consideration of potential view impacts.
- Site coverage of 40% and floor area ratio of 0.6 permitted.
- A reduction in allotment areas and frontages to allow further subdivision
- Restrictions on allotment dimensions based on gradients.
- Hammerhead allotments require a minimum driveway width of 4.6 metres

Key excerpts of Desired Character

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 and adjoining land. 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, 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.

| Dwelling Type | Average Site Gradients | Minimum Site Area (m ²) | Minimum Frontage Width | | Minimum Site Depth (metres) |
|---------------------------------|------------------------|-------------------------------------|------------------------|------------------------|-----------------------------|
| | | | Other road (metres) | Arterial road (metres) | |
| Detached Semi-detached | Less than 1-in-8 | 350 | 10 | 12 | 20 |
| | More than 1-in-8 | 400 | 12 | 12 | 20 |
| Row | Less than 1-in-8 | 300 | 9 | 12 | 20 |
| | More than 1-in-8 | 350 | 10 | 12 | 20 |
| Group Residential flat building | Less than 1-in-8 | 300 | 20 | 20 | 45 |
| | More than 1-in-8 | 400 | 20 | 20 | 45 |
| Supported Accommodation | No more than 1-in-20 | 250 | - | - | - |

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***** Existing assessment requirements such as private open space, setbacks to boundaries, built form (design and appearance, overshadowing, privacy), landscaping, cut and fill etc remain unchanged. These requirement can be obtained by reading the applicable section of the Development Plan. *****

Suburban Activity Node Zone – NEW (Around Marion Regional Centre) /CHANGED (Laffer’s Triangle and Mitchell Park)

This Zone removes a large number of allotments from the Residential Zone and places them in a zone which permits mixed used development –i.e. commercial and/or residential. This zone also has minimum density requirements (as opposed to maximum allotment requirements) and anticipates/encourages multi-storey development. The desired urban character is very different from the residential zone.

The zone is already in affect along Alawoona Avenue and will be expanded to include the following:

- Allotments around Marion Regional Centre
- Allotments located to the north and south of Sturt Road between the intersection of Sturt/Diagonal Road and Sturt/Marion Road.
- Allotments located either side of the Seaford Train line between Oaklands Crossing and the Sturt River
- Allotments around Oaklands Crossing

The proposed built form and design requirements are considerable. Key points of the Suburban Activity Node Zone introduced for areas previously zoned residential include;

Dwelling Types

- Residential flat buildings (units/apartments), row dwellings, non-residential buildings (retail, office, consulting rooms etc) and mixed use buildings comprising residential and non-residential land uses, with non-residential land uses located on the ground floor.

Density

- Desired minimum 50 dwellings per hectare.

Building heights

| Designated area | Minimum building height | Maximum building height where the site area is less than 2000 square metres | Maximum building height where the site area exceeds 2000 square metres |
|------------------------|--------------------------------|--|---|
| West of Marion Road | 2 storeys | 3 storeys and up to 12.5 metres | 4 storeys and up to 16.5 metres |

Setbacks

Primary Street

- 3 metres

Side

- 0 for single storey, 0.9m for each additional level (plus 1 for southern side)

Rear

- Single storey building component: 2 metres
- Two storey building component: 4 metres
- Three + storey building component: as per Interface Height Provisions (please read provisions in Development Plan)

Secondary Street

- 900mm

Private Open Space - varies in relation to the size of the dwelling and location (i.e. ground level, upper level etc).

Car Parking – As Per Development Plan Table Mar/2A

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Additional Key Changes

Changes to Local Centre Zone and Neighbourhood Centre Zone

- Changes to Desired Character and Objectives/Principles of Development Control

Changes to Car Parking - *Detached, Semi-detached, Row, Group, Residential flat building*

- 2 per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered.
- 3 per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms), 1 of which is to be covered. Plus, in the case of 3 or more group and residential flat buildings, 1 visitor space per 3 dwellings.
- Additional prescriptive requirements for on-street parking in key areas.

Changes to stormwater criteria

- Inclusion of flood data mapping and additional requirements within Development Plan for stormwater retention

Finished floor levels for development on land subject to a 1 in 100 year average return interval flood event as shown in 'Overlay Maps- Development Constraints' should be set such that they:

- a) Incorporate a suitable freeboard above the design flood depth*
- b) Provide an acceptable level of risk to persons and property*
- c) Ensures that unimpeded flood flow paths are provided and maintained around flood affected buildings*

On land north of Seacombe Road, all new buildings and building extensions of 20 square metres or more in floor area, shall incorporate on-site stormwater retention systems which ensure that the first 15 mm of rainfall within any 24 hour period is retained on site. Where such retention systems rely on the use of infiltration, and testing shows that site soils will not permit infiltration of retained stormwater within a 24 hour period, provision of additional storage shall be provided either within an infiltration trench or tank which has sufficient capacity to contain runoff from 15 mm of rainfall and discharges over a period of at least 2 hours and no greater than 24 hours.'

****Development Service staff are working with Council's Engineers to provide an updated and easy to read stormwater retention brochure which outlines the requirements for all development exceeding 20 square metres north of Seacombe Road.**

Medium and High Rise Development

- Existing module replaced with updated version
- Includes amended built form/design assessment criteria

Changes to where 'complying' development is permitted

- Council has received advice that the Schedule 4 2B (i.e. complying development) does not apply for an allotment identified within the Development Constraints Overlay Map that illustrates 100 Year ARI Flood Inundation.

* The above is only a summary, please read the Development Plan for overall changes to different policies.