



MEDIA RELEASE

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Housing DPA a balancing act

A new plan for the future of housing in the Marion Council area aims to curb excessive urban infill while catering for a growing population.

The Housing Diversity Development Plan Amendment (DPA) was submitted to Planning Minister John Rau on Friday 22 December 2017.

His options after reviewing the plan include accepting, rejecting or varying any or all of it.

Mayor Kris Hanna said the community consultation process led to Council making significant changes to the draft DPA.

“We changed the draft DPA after hearing from nearly 300 locals,” Mayor Hanna said.

Among the key changes:

- Reducing infill in much of the north of the City of Marion
- Increasing housing diversity in the south of the city
- Increasing housing diversity adjacent to tram and train lines, around the Marion Regional Centre, and along Marion Road
- Introducing a new policy to encourage retail and commercial development in established shopping precincts and along Marion Road
- Introducing new Residential Character Policy areas to protect parts of Plympton Park and Edwardstown from infill
- Creating opportunities for apartment living in mixed use developments.

Mayor Hanna said reducing excessive urban infill, particularly between Seacombe Road and the tram line, while catering for local increases in population was paramount.

“Council had to work within tight timeframes to have the DPA considered at State level prior to the introduction of new planning laws,” he said.

“While pushing for reduced housing density in the ‘Marion Plains’ suburbs, Council was mindful of the State Government’s policy of promoting increased housing density to accommodate population growth.

Mayor Hanna said the changes began as a “Save Our Suburbs” project following complaints about excessive infill and the number of housing developments.

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“We were told very firmly we could get no concessions from the government unless maximum heights were increased around shopping centres, main roads, as well as train and tram lines,” he said.

“The proposal is now for less dense development in the northern part of the City of Marion, with slightly denser development allowed in parts of the suburbs of Hallett Cove, Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington.”

Council has been reviewing its Development Plan since 2015. It provides the rules on how and where new homes can be built.