



# SHAPE YOUR SUBURB

## HOUSING DIVERSITY DPA

### Foothills and Coastal Policy Area 16: Overview (formerly Southern Hills Policy area 16)

*The Housing Diversity DPA has been amended following Council’s consideration of comments received during public consultation. These changes relate to both amendments to policy and amendments to boundaries of proposed zones and policy areas. The DPA was approved by Council on 7 December 2017. The DPA has now been forwarded to the Minister for Planning for his consideration. The information below reflects the version of the DPA approved by Council and may be subject to change following consideration by the Minister.*

This fact sheet gives a snapshot of the types of development anticipated in the proposed new “Foothills and Coastal Policy Area 16”, located in the southern part of the City of Marion.

#### Background

The Housing Diversity Development Plan Amendment (DPA) proposes to create a new policy area called “Foothills and Coastal Policy Area 16”.

The new Foothills and Coastal Policy Area 16 will replace existing Cement Hill Policy Area 10, and some areas currently located in Hills Policy Area 11 and Southern Policy Area 18.

The new policy area will affect a number of suburbs south of Seacombe Road within the City of Marion, including parts of Darlington, Seacombe Heights, Seaview Downs, Seacliff Park, Marino and Hallett Cove.

The new policy area should facilitate greater diversity of housing types, while having due consideration of the sloping nature of the land and associated potential impacts in relation to privacy, visual impact, overshadowing, etc.

#### Key policy changes

New minimum site dimensions apply to encourage more housing developments on appropriate sites.

A house (dwelling) should have a minimum allotment area, width and depth not less than that shown in the following table:

Dwelling type	Average site gradient*	Minimum site area (square metres)	Minimum frontage width		Minimum site depth
			Other road (metres)	Arterial road (metres)	
<b>Detached</b>	Less than 1-in-8	350	10	12	20
<b>Semi-detached</b>	More than 1-in-8	400	12	12	20
<b>Row</b>	Less than 1-in-8	300	9	12	20
	More than 1-in-8	350	10	12	20
<b>Group</b>	Less than 1-in-8	300	20	20	45



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<b>Residential flat building</b>	More than 1-in-8	400	20	20	45
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\*Gradient refers to a slope. E.g. 1 in 12 refers to a 1 metre difference in ground height (up or down) over a 12 metre distance.

#### Desired outcomes

The desired look of the new policy area is one of attractive low density residences in a variety of architectural styles.

Future development will enable a variety of housing types to meet demand. This will help to provide increased housing on land that is in proximity to train stations, shopping centres and public open spaces including parks and playgrounds.

The maximum building height (from natural ground level) is two-storeys of not more than nine metres. Houses on battle-axe allotments will be single-storey to minimize visual impacts and maintain privacy.

Car parking requirements will ensure spaces are reserved on-site to match the number of bedrooms per house, including spaces for visitors.

Building design will be to a high architectural standard and include balconies, porches and variance in building colour, roof forms and materials to ensure an attractive streetscape character is achieved.

#### Want to know more?

This document is intended only as an introductory guide to the proposed new policy area.

For full details of policy changes, please refer to the *Housing Diversity Development Plan Amendment (DPA) For Approval* document.

For more information, please visit [marion.sa.gov.au/housing-diversity-dpa](http://marion.sa.gov.au/housing-diversity-dpa).

Alternatively, you can contact the Council on email [housingdiversitydpa@marion.sa.gov.au](mailto:housingdiversitydpa@marion.sa.gov.au) or phone (08) 8375 6600.