

Timeframes and process

Background

Early Sept 2017

Council approves policies for Community Consultation

Next steps

19 Sept 2017

Community Consultation commences (8 weeks)

Oct 2017

Community Information Sessions

14 Nov 2017

Community Consultation closes

20 Nov 2017

Public Meeting
Verbal submissions received.

End Nov 2017

Council reviews and endorses policy

Dec 2017

Submissions sent to the Minister for approval



Questions and answers

Why change the Development Plan?

In recent years, the Northern parts of the Council has experienced a high number of infill (subdivision) housing redevelopments, typically in the form of 1-to-2-storey, low-to-medium density dwellings.

This ad-hoc scattering of residential development has caused lost opportunities for high density and diversity in housing options adjacent transport corridors (near tram and train lines) and commercial precincts. In addition, certain types of medium density housing within the inner-suburbs has resulted in negative impacts such as traffic congestion, excessive on-street car parking and undesirable streetscape character.

In the Southern parts of the Council, opportunities for redevelopment are currently limited. There is a lack of housing diversity and smaller housing options. The lack of housing diversity within certain parts of the Council together with examples of inappropriate infill development have been identified as catalysts for change. The DPA seeks to amend the Marion Council Development Plan to better support the development of a range of housing types, and promote mixed use development in strategic locations.

What is the Process?

Development Plans are regularly reviewed to ensure they meet the changing needs of the community. Once a proposed Development Plan Amendment is reviewed by Council and is consulted on, it then has to be approved by the Minister for Planning before the changes take place.

Where Can I Get More Information?

The DPA document and map is available on the Marion Council website. Information brochures have been posted to affected properties and notices will be placed in the Messenger Newspaper and the Government Gazette.

We are planning several community information sessions to allow people to find out more and discuss aspects of the DPA with Council.

For further information on the DPA, please contact the Marion Council on 8375 6600. Or visit marion.sa.gov.au/housing-diversity-dpa.

September 2017

Planning how our streets will look and feel is an important part of your Council's work.

Each Council has a Development Plan that provides guidelines on what new construction can be built and where.

By law, Development Plans must be regularly reviewed and updated to ensure they cater for Council's changing population and housing needs.

Since 2015, the City of Marion has extensively reviewed our Development Plan in a project known as the Housing Diversity Development Plan Amendment (DPA).

Now we want to hear your views about the changes we are proposing, which we believe will make Marion a better place in which to live, work and play.

Council intends to create new zones and policy areas, and amend other existing zones and policy areas throughout the city. These will have special rules around the size and density of developments.

The zones will generally provide for smaller allotment sizes in the Southern suburbs. In the North, new residential character areas will be introduced and issues associated with infill developments (ie 2 or more dwellings on a block) will be addressed. Taller buildings are to be encouraged on train/tram corridors and some main roads.

The changes aim to align with the State Government's *30-Year Plan for Greater Adelaide*.

Over the following pages, you will find a map of the City which explains what the proposed changes are and how they may affect you.

Alternatively, you can visit the website marion.sa.gov.au/housing-diversity-dpa and click on a detailed map showing your suburb.

This flyer also contains information about how you can provide us with feedback, where to go for more information, and answers to common questions.

Remember, any feedback needs to be provided to us by no later than Tuesday, 14 November 2017.

Have your say

Please provide feedback by Tuesday 14 November, using one of the following options:



Complete an **online submission** on the Making Marion website makingmarion.com.au



Written submissions can be addressed to:

Submissions
Housing Diversity DPA
Chief Executive Officer
City of Marion, PO Box 21
Oaklands Park 5046



Find out more and talk to staff at **Community Drop in Sessions:**

City of Marion Chambers
Thursday 19 October
5:30pm - 8:00pm

Cove Civic Centre
Saturday 21 October
1:00pm - 3:30pm

Glandore Community Centre
Wednesday 25 October
5:30pm - 8:00pm

Please register your interest at: makingmarion.com.au



Public Meeting
City of Marion Chambers
Monday 20 November
6:00pm

Where can I get more information?



Information available at:

- The Cove Civic Centre
- Marion Cultural Centre
- Park Holme Library
- Council's Administration buildings
- City Services buildings

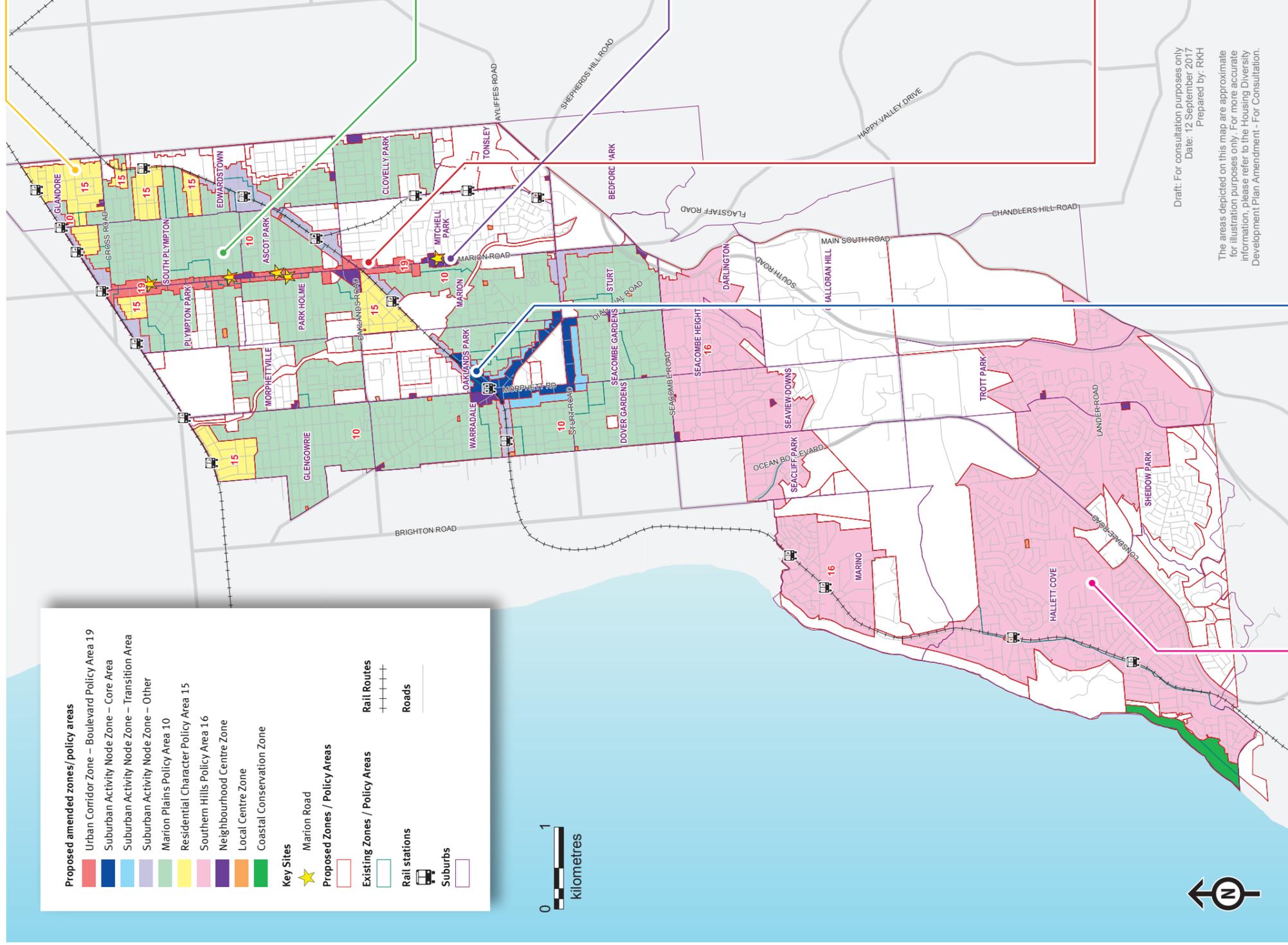


Interactive Map and further information on specific policy areas on Council's website.

See the [backpage to have your say](http://marion.sa.gov.au/housing-diversity-dpa) >
marion.sa.gov.au/housing-diversity-dpa

HOUSING DIVERSITY DEVELOPMENT PLAN AMENDMENT (DPA)

PROPOSED AMENDED ZONES/POLICY AREAS



Proposed amended zones/policy areas

- █ Urban Corridor Zone – Boulevard Policy Area 19
- █ Suburban Activity Node Zone – Core Area
- █ Suburban Activity Node Zone – Transition Area
- █ Suburban Activity Node Zone – Other
- █ Marion Plains Policy Area 15
- █ Residential Character Policy Area 10
- █ Southern Hills Policy Area 16
- █ Neighbourhood Centre Zone
- █ Local Centre Zone
- █ Coastal Conservation Zone

Key Sites

- ★ Marion Road

Proposed Zones / Policy Areas

- Existing Zones / Policy Areas
- Existing Zones / Policy Areas

Rail Routes

- Rail Routes

Roads

- Roads

Rail stations

- 🚂 Rail stations

Suburbs

- Suburbs



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The areas depicted on this map are approximate for illustration purposes only. For more accurate information, please refer to the Housing Diversity Development Plan Amendment - For Consultation.

Residential Character Policy Area (amended and expanded)

The Residential Character Policy Area is proposed to be expanded to include new localities in Glandore, Edwardstown (2), South Plympton and Plympton Park. The opportunity for increased housing diversity / density within both the existing and proposed Character Areas in Glengowrie, Glandore and South Plympton is to be encouraged by allowing appropriately designed semi-detached dwellings that reflect the established pre-1950s era. In the area known as “Oaklands Estate” the amended policy will enable reduced minimum site dimensions for detached dwellings to allow for a moderate increase in housing numbers in the area.

Marion Plains Policy Area (new)

The desired look of the area is an attractive residential environment containing a variety of housing types to meet demand, although at a lower density than allowed under the current policy areas. The main changes to policy relate to a general increase in site areas and allotment widths.

Local and Neighbourhood Centre Zones (amended)

Local Centres will feature small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community. Buildings will be up to two storeys in height.

Neighbourhood Centres will offer a range of shopping, community, business and recreational facilities. Residential development will be encouraged above street-level shops and businesses. Buildings may be between two and four storeys in height.

The Neighbourhood Centre Zone in Park Holme will be expanded to the south to include properties fronting Chambers Street, Marion.

Urban Corridor Zone (new)

To create a mixture of both commercial and residential development (ie. “Mixed Use” development) along Marion Road. The zone envisages buildings of three storeys in height (or up to five storeys on identified key sites) comprising a variety of land uses including shops, cafes and other non-residential uses at street level with the upper floors used for residential purposes (apartments).

Suburban Activity Node Zone (new)

This zone will allow for six-storey buildings surrounding Marion Regional Centre and Oaklands Crossing to create a zone that features a range of medium and high-density residential developments supported by a mix of compatible land uses. Buildings of up to four storeys are also anticipated along train and tram lines and along Sturt/Marion roads.

Southern Hills Policy (new)

An area comprising attractive low density residences in a variety of architectural styles. 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 and overshadowing.



For further information on the individual policy areas visit: marion.sa.gov.au/housing-diversity-dpa where an interactive map is available and information brochures of each area can be found.

