



# SHAPE YOUR SUBURB

## HOUSING DIVERSITY DPA

## Local and Neighbourhood Centres: Overview

*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 type of development anticipated in the amended Local and Neighbourhood Centre Zones in the City of Marion.

### Background

Local and Neighbourhood Centre zones are located in most suburbs throughout the Council. There are currently 19 Local Centre Zones and 21 Neighbourhood Centre Zones in the Marion Council area.

The City of Marion's Housing Diversity Development Plan Amendment (DPA) proposes to amend the existing Local and Neighbourhood Centre Zones to help create active, vibrant centres that meet the needs of their surrounding community.

### Local Centres

Local Centres will feature small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community. These centres will be characterised by traditional corner stores or small groups of shops located within easy walking distance of the surrounding community.

They will provide a focus for the local community and will mature to offer retail opportunities at ground level and residential development positioned above.

### Neighbourhood Centres

Neighbourhood Centres provide a range of facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.

The development of Neighbourhood Centres should include the following key elements:

- multi-storey construction
- street level facilities that consist primarily of retail, service or office use
- zero setback and active frontages to primary streets
- upper floor uses that may include offices but are generally residential
- shared parking and the location of on-site parking behind buildings
- wide footpaths, street furniture and awnings that create a pedestrian-friendly environment
- public/communal spaces for community interaction.



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### Key Policy changes

- Encourage dwellings located above non-residential development (the current policies encourage dwellings “in conjunction with” or “behind” non-residential development).
- Expand the Neighbourhood Centre Zone in Park Holme to include a number of properties on the southern side of Chambers Street, Marion, opposite the Park Holme Shopping Centre.
- Introduce a maximum building height of two storeys in Local Centre Zones (there is currently no height criteria).
- Introduce a minimum building height of two storeys and maximum height of four storeys in Neighbourhood Centre Zones (there is currently no height criteria), except in the following areas:
  - allotments on the southern side of Chambers Street, Marion: maximum three storeys
  - Marion Hotel site in Mitchell Park: maximum six storeys in height.

### Impact on nearby properties

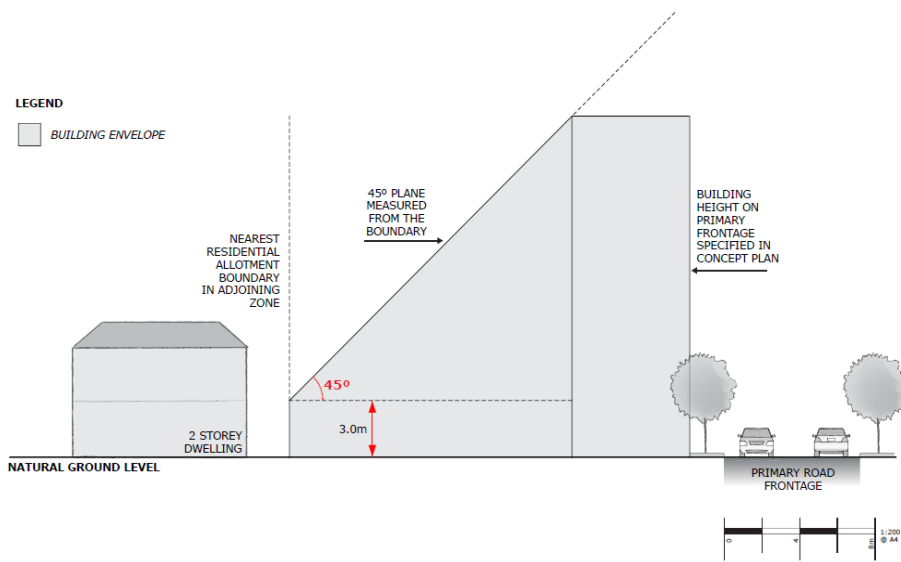
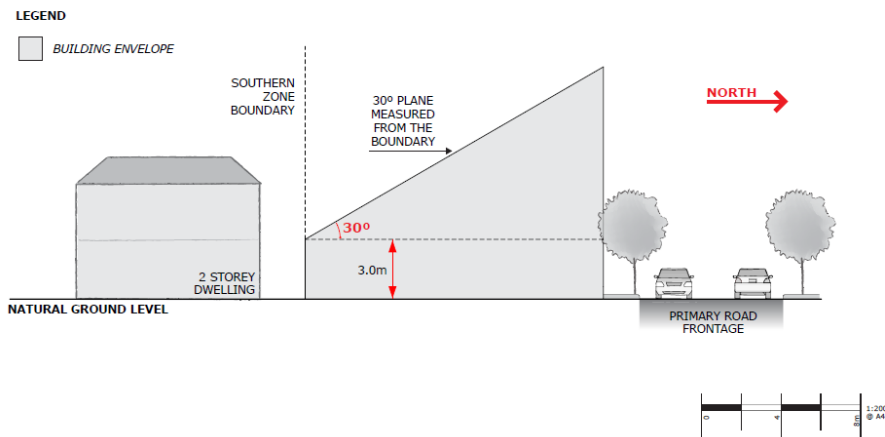
To minimise the impact of new multi-storey buildings in Neighbourhood Centre Zones on nearby lower density housing, buildings should be constructed within a building envelope provided by:

- a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary or the Primary Road Corridor) (see diagram below)
- a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at a southern zone boundary (see diagrams below)

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#### 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.