



SHAPE YOUR SUBURB

HOUSING DIVERSITY DPA

Marion Plains Policy Area 10: 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 proposed new "Marion Plains Policy Area 10", located in the northern area of the City of Marion.

Where we are now

The new policy area will affect most suburbs within the City of Marion north of Seacombe Road, including Glandore, South Plympton, Plympton Park, Glengowrie, Morphettville, Park Holme, Ascot Park, Warradale, Oaklands Park, Marion, Clovelly Park, Dover Gardens, Seacombe Gardens and Sturt.

The new Marion Plains Policy Area 10 will replace existing Northern Policy Area 13, parts of Medium Density Policy Area 12 and parts of Regeneration Policy Area 16.

In recent years, Council has experienced a high number of infill housing redevelopments in the northern portion of the Council area. Such development has typically been dispersed throughout this area and taken the form of 1-to-2 storey, low-to-medium density dwellings. Certain types of medium density development in inner-suburb areas have resulted in negative impacts such as traffic congestion, excessive on-street car parking and incompatibility with existing streetscape character.

Key policy changes

The new Marion Plains Policy Area 10 seeks to address a number of the common issues associated with infill development by introducing strengthened design criteria and larger site dimensions. The main changes to policy relate to a general increase in site areas and allotment widths. Redevelopment of existing properties will still be possible but the number of and types of additional dwellings possible on an allotment will be restricted.

New minimum site dimensions will apply. A house (dwelling) should have a minimum site area, allotment width to a public road, and allotment depth not less than that shown in the following table:



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Dwelling type	Minimum site area (m ²)	Minimum frontage width(m)	Minimum site depth (m)
Detached Semi-detached	350	10*	20
Row	300	9*	20
Group Residential flat building	350	20	45

* Where a dwelling fronts an arterial road, a minimum allotment frontage width of 12 metres per dwelling is required

The desired look of the new policy area is that of 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.

Hammerhead (battle-axe) development should have a wider “handle” (driveway) with more landscaping to improve streetscape appearance.

New houses should incorporate 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 will be a maximum of 2 storeys in height.

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

Want to know more?

This document is intended as a guide only to provide general awareness of the main changes that are proposed to occur in the policy area. For full details, refer to the *Housing Diversity Development Plan Amendment (DPA) For Approval* document.

Visit marion.sa.gov.au/housing-diversity-dpa. Alternatively, you can contact the Council on email housingdiversitydpa@marion.sa.gov.au or phone (08) 8375 6600.