



Residential Character Policy Area 15: 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 types of development anticipated in the proposed amended "Residential Character Policy Area 15", located in the northern area of the City of Marion.

Where we are now

In the northern suburbs of the City of Marion there are a number of areas with an attractive established character comprising predominantly pre-1950s single storey detached houses. Most of these areas are currently located within Residential Character Policy Area 17. Council is seeking to expand the borders of the policy area to capture other areas with pre-1950s housing of similar character that are worthy of protection.

The proposed expansion of and changes to the policy area will affect some properties in the suburbs of Glandore, Edwardstown, Plympton Park and Glengowrie.

Key policy changes

The areas proposed for inclusion in the Residential Character Policy Area are:

- Glandore (*Naldera Street/northern side of View Road*);
- Edwardstown (South) (*area comprising Wright Street, Johnson Street, Stanton Street*);
and
- Plympton Park (*area comprising a portion of Herbert Street, Arthur Street, Clement Street, Acacia Street, Peckham Road, South Terrace*).

Opportunity will be created for increased housing diversity/density within both the existing and proposed Character Areas in Glengowrie and Glandore by allowing appropriately designed semi-detached dwellings that reflect the established pre-1950s maisonettes currently found in these areas.

New minimum site dimensions will apply in some localities. 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:

Suburb	Dwelling type	Minimum site area (m ²)	Minimum frontage width(m)	Minimum site depth (m)
Edwardstown Marion Plympton Park	Detached	420	15	20
Glandore Glengowrie	Detached	420	15	20
	Semi-detached	350	9*	20

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

Want to know more?

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

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.