



SHAPE YOUR SUBURB

HOUSING DIVERSITY DPA

Suburban Activity Node Zone: 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 "Suburban Activity Node Zone", which is located in the central and northern regions of the City of Marion.

Background

The City of Marion's Housing Diversity Development Plan Amendment (DPA) proposes to create a new zone called "Suburban Activity Node Zone".

The Suburban Activity Node Zone will generally apply to areas that are currently within the Residential Zone.

The proposed Suburban Activity Node Zone will be located in the following suburbs: Sturt, Seacombe Gardens, Dover Gardens, Warradale, Oaklands Park and Marion.

Snapshot of guidelines

Minimum and maximum building heights, minimum residential densities, minimum setbacks from boundaries and maximum non-residential floor areas will apply, as shown in the following table:

Suburban Activity Node Zone	
Building Height	Site < 2000m ² : 2-3 storeys Site > 2000m ² : 2-4 storeys
Density (minimum)	50 dwellings per hectare
Setback from primary road boundary (minimum)	3 metres
Secondary road setback (minimum)	0.9 metres
Rear boundary setback (minimum)	<ul style="list-style-type: none"> • Single storey building component: 2 metres • Two storey building component: 4 metres • Three + storey building component: as per Interface Height Provisions
adjacent to the Residential Character Policy Area 17 or a southern boundary	<ul style="list-style-type: none"> • Single storey building component: 3 metres • Two storey building component: 6 metres • Three + storey building component: as per Interface Height Provisions
Side boundary setback (minimum)	No minimum for single storey walls, plus 0.9 metres for each additional storey, plus an additional 1 metre if adjacent a southern side boundary
Maximum floor area of shops, offices, consulting rooms	150 m ²



SHAPE YOUR SUBURB

HOUSING DIVERSITY DPA

Suburban Activity Node Zone: Overview

Desired outcomes

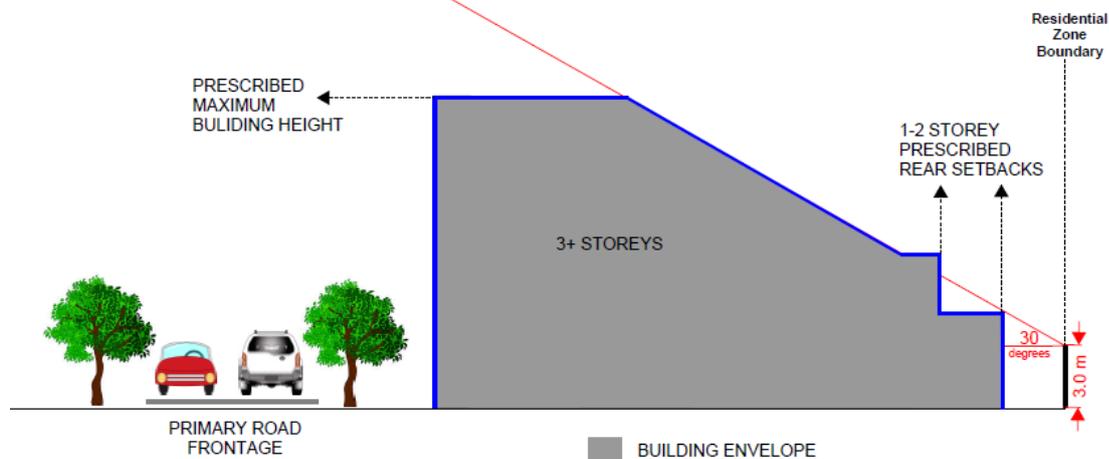
In the area adjacent the Marion Regional Centre and Oaklands Crossing, buildings of up to four storeys in height are envisaged. Shops, cafes and other non-residential land uses are encouraged at street level to provide increased activity and a pedestrian-friendly environment, while residential apartments will be located on upper floors.

Buildings up to four-storeys in height are also envisaged in all remaining parts of the Suburban Activity Node Zone. Small scale offices/shops which serve the local community may be appropriate at ground level, however land uses will be mainly residential.

These buildings will incorporate transitional building forms toward adjoining lower density residential development to minimise amenity impacts such as overlooking, overshadowing and visual impact (bulk and scale).

Components of buildings over two storeys in height should be constructed within a building envelope provided by a 30 degree plane, measured from a height of three metres above natural ground level at the allotment boundary of a residential allotment within a residential zone, as illustrated below:

Interface Height Provision:



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.

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