



# SHAPE YOUR SUBURB

## HOUSING DIVERSITY DPA

## Urban Corridor 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 types of development anticipated in the proposed new "Urban Corridor Zone", which will be located along Marion Road between the Mitchell Park/Marion Neighbourhood Centre to the south and the tram line to the north for the City of Marion.

### Background

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

The proposed Urban Corridor Zone will be located in the following suburbs: Mitchell Park, Marion, Park Holme, Ascot Park, Plympton Park and South Plympton.

At present, zoning along the relevant sections of Marion Road comprise both residential and commercial zones. The proposed new "Urban Corridor Zone" will replace the existing zones and encourage a mixture of both commercial and residential development.

The zone envisages buildings of three-storeys in height comprising a variety of land uses including shops, cafes and other non-residential uses at street level, with the upper floors being used for residential purposes (apartments).

### 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:

Urban Corridor Zone Dimensions	
Building height (minimum)	2 storeys
Building height (maximum)	3 storeys (except on "key sites", in which case up to 5 storeys – see below)
Density (minimum)	70 dwellings per hectare
Minimum setback from Marion Road	No minimum
Minimum setback from secondary road	1 metre
Minimum setback from a rear boundary	<ul style="list-style-type: none"> <li>• 5 metres where the subject land abuts a different zone</li> <li>• No minimum where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.</li> <li>• 3 metres in all other cases</li> </ul>
Minimum setback from a side boundary	No minimum up to a height of 2 storeys and 3 metres above this height
Maximum floor area of shops	2000 square metres

*Key sites: sites greater than 2000m<sup>2</sup> in area, a depth of no less than 40 metres, frontage to Marion Road and access from a side street.*

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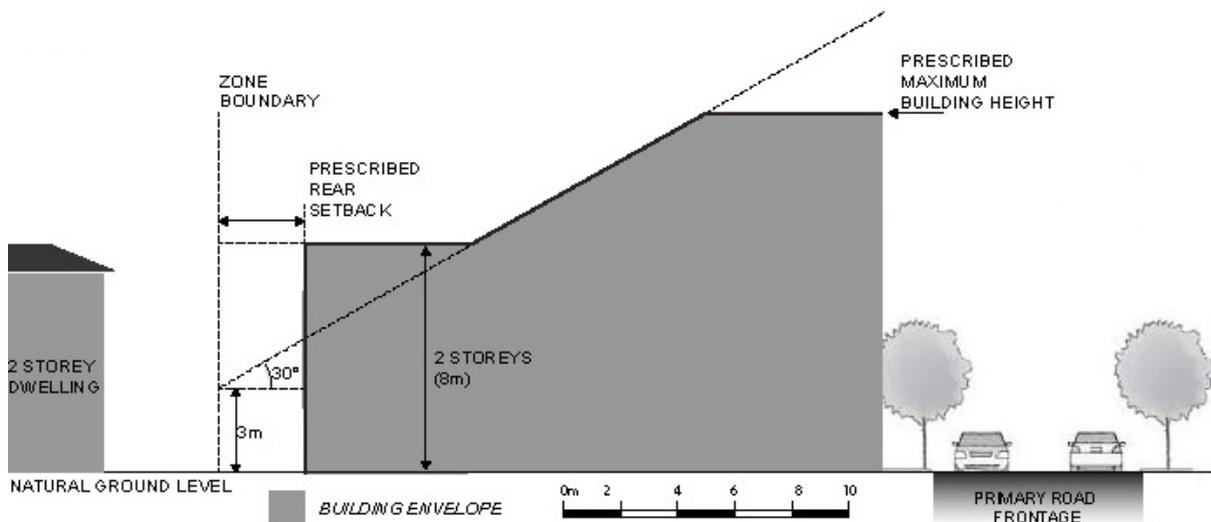
#### Desired outcomes

The intention of the zone is to cultivate a mixture of medium and high-density residential housing between two and five storeys in height - with compatible non-residential development - along the Marion Road corridor.

Row dwellings (dwellings erected side by side, joined by a common wall), residential flats and multi-storey apartment buildings, with access from secondary or “side streets”, will be developed to create a built form corridor along Marion Road.

It is envisaged that most buildings along the corridor will be three-storeys in height, however on “key sites” maximum building heights can be between four and five storeys.

Buildings that are near low density housing will require a transition that complements and is sympathetic to nearby lower density housing, as illustrated in the below diagram.



High among the zone's objectives is to provide a mix of land uses so people can work, shop and access a range of services close to home.

As a major transport corridor, limited street parking and driveway locations will be provided along these sections of Marion Road to facilitate the free-flow of traffic and create a safe environment for pedestrians and cyclists. Parking is encouraged to the rear of buildings, with access from secondary or "side" streets.

#### 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.