

His Worship the Mayor
Councillors
City of Marion

Notice of Planning and Development Committee

Council Chamber, Council Administration Centre
245 Sturt Road, Sturt

Tuesday, 6 September 2022 at 6.30 pm

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the *Local Government Act 1999* that a Planning and Development Committee will be held.

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Council Chamber is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Tony Harrison
Chief Executive Officer

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1 Open Meeting**2 Kurna Acknowledgement**

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Elected Member Declaration of Interest (if any)**4 Confirmation of Minutes****4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 5 July 2022**

Report Reference	PDC220906R4.1
Originating Officer	Business Support Officer – Governance and Council Support – Cassidy Ryles
Corporate Manager	Office of the Chief Executive – Kate McKenzie
General Manager	Chief Executive Officer – Tony Harrison

RECOMMENDATION

That the minutes of the Planning and Development Committee Meeting held on 5 July 2022 be taken as read and confirmed.

ATTACHMENTS

1. PDC220705 - Final Minutes [4.1.1 - 7 pages]



**Minutes of the Planning and Development Committee
held on Tuesday, 5 July 2022 at 6.30 pm
Council Chamber, Council Administration Centre
245 Sturt Road, Sturt**



**PRESENT**

His Worship the Mayor Kris Hanna
Councillor Kendra Clancy (Presiding Member)
Councillor Raelene Telfer
Councillor Luke Hutchinson
Councillor Jason Veliskou (from 6:37pm)

In Attendance

Manager Development and Regulatory Services – Warwick Deller-Coombs
Acting Team Leader Planning – Nicholas Timotheou
Acting Senior Planner – Joanne Reid
Project Support Officer (Development) - Anne Mitchell

1 Open Meeting

The Chair opened the meeting at 6:31pm.

2 Kurna Acknowledgement

We acknowledge the Kurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3 Elected Member Declaration of Interest (if any)

The Chair asked if any member wished to disclose an interest in relation to any item being considered at the meeting

Nil interests disclosed.

4 Confirmation of Minutes**4.1 Confirmation of Minutes of the Planning and Development Committee Meeting held on 3 May 2022**

Report Reference PDC220705R4.1

Moved Councillor Telfer**Seconded Councillor Hutchinson**

That the minutes of the Planning and Development Committee Meeting held on 3 May 2022 be taken as read and confirmed.

Carried Unanimously



5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference PD220705R5.1

The Planning and Development Committee noted the business arising statement, meeting schedule and upcoming items.

The following points were noted:

- The two remaining meetings (6 September and 1 November) are both scheduled to take place during the Caretaker period.
- The Committee agreed not to hold the 1 November meeting unless urgent business is required to be progressed.

The Chair sought and was granted leave of the meeting to vary the order of the agenda and consider the Confidential Business Arising Statement – Action Items (PDC220705F6.1) at the end of the agenda.

7 Reports for Discussion

7.1 Urban Corridor - Marion Road

Report Reference PDC220705R7.1

6:37pm Councilor Veliskou entered the meeting.

The Manager Development and Regulatory Services provided an overview on the progress of the Urban Corridor – Marion Road Code Amendment.

The following discussion points were noted:

- The Urban Corridor – Marion Road Code Amendment was previously placed on hold pending further investigations into the ability to diversify development opportunities on Marion Road.
- Intention is to retain existing employment, commercial and industrial zones.
- The Housing Diversity Neighbourhood Zone (HDNZ) rather than the General Neighbourhood Zone allows for more appropriate development opportunities with the Technical and Numeric Variations (TMVs) providing increased opportunity for residential redevelopment whilst also achieving appropriate development outcomes. The HDNZ zone also allows for small scale commercial uses, complimenting the exiting commercial services.
- The HDNZ would encourage amalgamation opportunities to achieve better development outcomes, noting that there is an existing opportunity for those with larger blocks.
- The previous Plains Policy Area was in place to balance density, with the new Code Amendment allowing for further exploration of various zones.
- Traffic flow should be taken into consideration with potential issues if higher density development is allowed. Preliminary investigations have been undertaken, however, a greater level of study would be required for high intensity zones, lower density zoning is unlikely to require as intensive studies.

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

PDC220705 - Planning and Development Committee - 5 July 2022



1. Considers the report and the proposed amendments to the 'Urban Corridor – Marion Road Code Amendment - Proposal to Initiate'.
2. Recommends that Council endorses the proposed amendments to the 'Urban Corridor – Marion Road Code Amendment - Proposal to Initiate' and that the amended version be forwarded to the Minister for consideration/approval.

Carried

7.2 Code Amendments Update

Report Reference PDC220705R7.2

The Manager Development and Regulatory Services gave a brief outline as detailed in the report.

The following discussion points were noted:

- A response is expected in the next 1-2 weeks on the amended Proposal to Initiate for the Morphettville and Glengowrie Horse Related Activities Code Amendment. This was forwarded to the Minister in early April, noting that this was delayed due to a technical problem.
- The Southern Suburbs Code Amendment is a large body of work which is currently being undertaken with intent to bring back to the Committee in September for discussion and progression.
- Centre Zones Code Amendment was forwarded to the Minister in late May and a response is expected to be received in the coming weeks.

Moved Councillor Hutchinson

Seconded Councillor Veliskou

That the Planning and Development Committee:

1. Notes the report.

Carried Unanimously

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference PDC220705R8.1

The Manager Development & Regulatory Services and Acting Team Leader Planning gave a summary of the work undertaken by the Development Services Unit.

The following discussion points were noted:

- Applications have remained steady with May recording the most determinations in a month under the Code.
- Compliance matters have increased, and it is foreseen that this trend will continue as staff are required to inspect certain forms of completed developments for compliance with conditions of approval e.g. planting of trees. It is expected that more information will be provided on this at the next Committee meeting.



- Requirements for Certificate of Occupancy Certificates for residential dwellings has been postponed until January 2024.
- The number of deemed consents is zero, with this statistic is to be included in subsequent activities updates.
- Discussion and explanation on requests for 'mandatory verification documentation' and the high portion of applications that this is required on. Noting no fees have yet been received for applications at this stage of assessment.
- Industry professionals are increasingly able to navigate the code with residents being able to seek assistance and in many cases able to navigate successfully once receiving advice.
- Encourage those utilising the PlanSA system and navigating the Code to provide feedback to PlanSA.
- Administration has removed previous brochures available under the Development Act, with the website to be updated and new factsheets to replace those removed. Consideration will be given to any gaps noted by Council Members and the community.
- Discussion regarding 'Tiny Houses', noting that current requirements only allow for them under ancillary accommodation. Potential to investigate 'Tiny House' options and seek out other interested parties in this space. Currently ancillary accommodation is supported with the condition it is occupied by a family member.
- Council supports density in the right areas, such as along urban corridors, with high quality outcomes sought for residential developments.

Moved Councillor Telfer

Seconded Councillor Hutchinson

That the Planning and Development Committee:

1. Notes the report.

Carried

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the following items be moved en bloc:

- 8.2 Development Factsheets and Guidelines Update
- 8.3 Land Development Projects Update
- 8.4 North South Corridor Update

Carried

8.2 Development Factsheets and Guidelines Update

Report Reference PDC220705R8.2

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried



8.3 Land Development Projects Update

Report Reference PDC220705R8.3

The following discussion was noted:

- Traffic studies to be undertaken when development plans lodged. An update from SAJC on their masterplan is expected soon.

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried

8.4 North South Corridor Update

Report Reference PDC220705R8.4

Moved Councillor Hutchinson

Seconded Mayor Hanna

That the Planning and Development Committee:

1. Notes the report.

Carried

6 Confidential Items

6.1 Cover Report - Confidential Business Arising Statement - Action Items

Report Reference PDC220705F6.1

Moved Councillor Veliskou

Seconded Councillor Hutchinson

Pursuant to Section 90(2) and (3) (g)(h) and (m) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Office of the CEO, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner, Project Support Officer (Development) and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Confidential Business Arising Statement – Action Items, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to a development application, legal advice, planning policy matters as well as Aboriginal Heritage considerations.



7

Carried

7:30 pm the meeting went into confidence.

A brief update was provided in confidence.

Moved Councillor Hutchinson

Seconded Councillor Veliskou

1. Notes the business arising statement.
2. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that any appendices from this report, Confidential Business Arising Statement – Action Items, having been considered in confidence under Section 90(2) and (3) (g)(h) and (m) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2022.

Carried

7:33 pm the meeting came out of confidence.

6.2 Cover Report - Development Case Studies Workshop

Report Reference PDC220705F6.2

This item was withdrawn.

9 Workshop / Presentation Items

10 Other Business

11 Meeting Closure

The meeting shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

The meeting was declared closed at 7:33pm.

CONFIRMED THIS 6 DAY OF SEPTEMBER 2022

CHAIRPERSON

5 Business Arising

5.1 Business Arising Statement - Action Items

Report Reference	PDC220906R5.1
Originating Officer	Executive Officer to the General Manager City Development – Mina Caruso
Corporate Manager	Manager Office of the Chief Executive – Kate McKenzie
General Manager	General Manager City Development – Tony Lines

REPORT OBJECTIVE

The purpose of this report is to review the business arising from previous meetings of the Planning and Development Committee meetings, the meeting schedule and upcoming items.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the business arising statement, meeting schedule and upcoming items.**

ATTACHMENTS

1. PDC220906 Business Arising Statement Action Items [**5.1.1** - 1 page]
2. PDC220906 Forward Agenda [**5.1.2** - 2 pages]

**CITY OF MARION
BUSINESS ARISING FROM THE PLANNING & DEVELOPMENT COMMITTEE MEETINGS**

ATTACHMENT 1
AS AT 24 AUGUST 2022



Date of Meeting	Item	Response by	Due Date	Status/Response	Completed / Revised Due Date
5 October 2021	Confidential Item - Lot 707 Marion Road, Bedford Park (Report Reference: PDC211005F9.1)	W Deller-Coombs	5 July 2022	<i>Confidential</i> – an update will be provided at the first Committee Meeting with the new Council.	In Progress
5 July 2022	Urban Corridor – Marion Road (Report Reference: PDC220705R7.1) 2. Recommends that Council endorses the proposed amendments to the 'Urban Corridor – Marion Road Code Amendment - Proposal to Initiate' and that the amended version be forwarded to the Minister for consideration/approval.	D Melhuish	26 July 2022	JULY 22 – Report to General Council 24 May 2022, Proposal to initiate endorsed by Council and forwarded to PLUS 1 August 2022.	Completed

* Completed items to be removed are shaded

Planning & Development Committee

Meeting Schedule 2022



7 December	6.30 – 9.30
1 March 2022	6.30 – 9.30
3 May 2022	6.30 – 9.30
5 July 2022	6.30 – 9.30
6 September 2022	6.30 – 9.30
1 November 2022	6.30 – 9.30

2022 Committee Membership

- Membership – 6 Elected Members plus the Mayor
- Quorum - 4 Committee Members

Presiding Member – Kendra Clancy

Members

- Raelene Telfer
- Joseph Masika
- Jason Veliskou
- Luke Hutchinson

Planning & Development Committee

Meeting Schedule 2022



Planning and Development Committee		Date: Tuesday, 6 September	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
North South Corridor Update	R	Standing report		B Grimm	
Development System Update	R	Standing report		W Deller-Coombs	
Code Amendments Update	R	Standing report		D Melhuish	
Land Development Projects Update	R	Standing Report		W Deller-Coombs	
Tiny Houses	R			W Deller-Coombs K Sheffield	
Southern Suburbs Residential Code Amendment	R			D Melhuish	
Point Data Workshop	R	A presentation by George Giannakodakis from Point Data		W Deller-Coombs	

Planning and Development Committee		Date: Tuesday, 1 November	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
North South Corridor Update	R	Standing report – presentation by DIT (tentative)		B Grimm	
Development System Update	R	Standing report		W Deller-Coombs	
Code Amendments Update	R	Standing report		D Melhuish	
Land Development Projects Update	R	Standing report		W Deller-Coombs	

6 Confidential Items - Nil

7 Reports for Discussion

7.1 Code Amendments Update

Report Reference	PDC220906R7.1
Originating Officer	Senior Policy Planner – David Melhuish
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC211207R7.2	Code Amendments Update
PDC220301R7.2	Code Amendments Update
PDC220503R7.4	Code Amendments Update

REPORT OBJECTIVE

To provide Members with an update on recent and active Code Amendments (both Council initiated and privately initiated).

EXECUTIVE SUMMARY

At the 11 May 2021 General Council meeting, Council approved the initiation of four Code Amendments.

Council has also been advised of two privately initiated Code Amendments, proposing a change of zoning within the Council area.

This is a standing report to update Council on the status of each.

CURRENT STATUS

Council Initiated Code Amendments

Morphettville and Glengowrie Horse Related Activities

- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.
- Currently awaiting a response from the Minister.

Urban Corridor – Marion Road

- An amended version of the Proposal to Initiate was approved by Council on 26 July 2022 and subsequently forwarded to the Minister for approval on 1 August 2022.
- Currently awaiting a response from the Minister.

Southern Suburbs Residential Policy

- Administration met with Planning and Land Use Services (PLUS) to discuss potential policy parameters for the Code Amendment.
- A report outlining suggested slope-related policy and a draft version of the Code Amendment for Consultation Purposes, and an Engagement Plan, have been included in this agenda.

Centre Zones

- 24 May 2022 Council approved the Proposal to Initiate a Code Amendment.
- 25 May 2022 the Proposal to Initiate was forwarded to the Minister for consideration.
- Currently awaiting a response from the Minister.

Privately Initiated Code Amendments

Lots 51 and 52 Morphett Road Glengowrie (SAJC)

- Proposal to Initiate lodged with the Minister.
- Ministerial approval for initiation is still pending.

Bedford Park (Lot 707) (Troon Group)

- The Minister approved the Proposal to Initiate on 10 January 2022.
- Investigations on key issues are currently being undertaken.

A summary on each Code Amendment has been provided for the Committee's consideration in the Discussion section of the report.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

Council Initiated Code Amendments

Morphettville and Glengowrie Horse Related Activities

- The Proposal to Initiate (a Code Amendment) document was approved by the Minister on 25 October 2021.
- Work on the Amendment and associated Community Engagement Plan has progressed.
- A report recommending the retention of the Suburban Neighbourhood Zone, with amended site dimensions (technical and numeric variations) and an expansion to the area to be rezoned, was supported by the Committee on 1 March 2022.
- Council approved the above amendments on 22 March 2022.
- An amended version of the Proposal to Initiate was drafted and forwarded to the Minister for approval on 5 April 2022.
- Currently awaiting a response from the Minister.
- Staff regularly follow up with Planning and Land Use Services (PLUS). The previous info provided to CoM indicated that this may be able to be actioned under delegation.

Urban Corridor – Marion Road

- A Proposal to Initiate document was forwarded to and received by PLUS via the planning portal on 16 September 2021.
- At a meeting with DIT on 19 November 2021 DIT raised some concerns with the proposed Urban Corridor zoning noting existing high levels of traffic on Marion Road and potential for consideration of different zoning strategies.
- Staff compared the circumstances of Marion Road with those of other roads which have been subject to similar Corridor-type Zones, including Churchill Road and Prospect Road, which has identified some differences in existing character, traffic volumes and development outcomes.
- Further staff analysis also concluded that many of the 'strategic sites' along Marion Road which were considered as catalysts for the Urban Corridor Zone during the Housing Diversity DPA have now been developed.
- The Committee considered a report from staff at the 7 December 2021 meeting which detailed the above matters, noting some issues with a blanket approach to the proposed corridor zoning and resolving the following: "The Committee recommends to Council to request the Minister for Planning hold the Marion Road Urban Corridor Code Amendment and ask Administration to undertake further analysis of specific sites along the proposed corridor."
- Council at the meeting of 14 December 2021 agreed to this action.
- On 20 December 2021 PLUS acknowledged Council's request and placed the Proposal to Initiate on hold until further advised by Council.
- Zones that will allow appropriate forms and densities of residential/mixed use development are being considered by administration.
- A report outlining further analysis undertaken and a suggested zone that will allow appropriate forms and densities of residential/mixed use development along Marion Road was considered by the Committee on 5 July 2022.
- An amended version of the Proposal to Initiate was approved by Council on 26 July 2022 and subsequently forwarded to the Minister for approval on 1 August 2022.
- Currently awaiting a response from the Minister.

Southern Suburbs Residential Policy

- Initial investigations regarding slope-related information have been undertaken.
- A Proposal to initiate document was forwarded to PLUS, via the planning portal, on 16 September 2021.
- An initial review of allotment sizes for properties within the Hills Neighbourhood Zone in other Council areas was undertaken to help determine whether there is a common approach to the development of sloping land.
- The Proposal to Initiate (a Code Amendment) document was approved by the Minister on 11 February 2022; therefore Council can proceed with the Code Amendment.
- Administration met with PLUS (via Teams) on 30 March 2022 to discuss potential policy parameters for the Code Amendment.
- A report outlining suggested slope-related policy and a draft version of the Code Amendment for Consultation Purposes, and an Engagement Plan, are included in this agenda.

Centre Zones

- Rezoning and/or realignment of centre zone boundaries could occur in some instances to address a variety of matters (e.g. site has been redeveloped, misalignment of zone boundary, need for a reduction/increase in zone boundary).
- Informal comments from the owners of the affected sites were received in late November 2021 (pre-engagement).

- On 23 December 2021 Administration sought advice from PLUS whether 8 of the sites (boundary/land use discrepancies) could be undertaken under Section 76 of the PDI Act. (Minor or operational amendments).
- On 9 February 2022 PLUS advised that notwithstanding the discrepancies between land use and zoning boundaries, the transition to the Code followed the correct process so does not meet the requirements of Section 76.
- PLUS further advised that given the relatively minor changes sought, such a Code Amendment may be able to be completed reasonably quickly.
- 24 May 2022 Council approved the Proposal to Initiate a Code Amendment.
- 25 May 2022 Proposal to Initiate was sent to Minister for approval.
- Staff regularly follow up with PLUS. The previous information provided to Council indicated that this may be able to be actioned under delegation.

Privately Initiated Code Amendments

Lots 51 and 52 Morphet Road Glengowrie (SAJC)

- Land is owned by the SAJC and located on the western side of Morphet Road, adjacent Morphetville Racecourse.
- Proposal to Initiate lodged with the Minister seeking to rezone the land from Recreation Zone to Urban Neighbourhood Zone.
- The rezoning of the land is envisaged to accommodate medium scale/medium to high density residential led mixed use development.
- Investigations have been undertaken to consider traffic management issues.
- Future Urban for SAJC advises that Ministerial approval for initiation is still pending.

Bedford Park (Lot 707) (Troon Group)

- Proposal to Initiate lodged with the Minister seeking to rezone a part of Lot 707 from Urban Neighbourhood Zone to an alternate zone, most likely the Employment Zone.
- The overall intent of the amendment is to enable the further development of large format employment generating uses such as bulky goods outlets and service trades premises.
- The Minister approved the Proposal to Initiate on 10 January 2022.
- Investigations on key issues are currently being undertaken.

ATTACHMENTS

Nil

7.2 Southern Suburbs Residential Code Amendment

Report Reference	PDC220906R7.2
Originating Officer	Senior Policy Planner – David Melhuish
Corporate Manager	Manager Development and Regulatory Services – Warwick Deller-Coombs
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
GC210511R11	Proposed Code Amendments: Morphettville/Glengowrie stables, Southern Residential Areas, Centre Zones, Marion Road Corridor
GC210914R11.4	Southern Suburbs Residential Policy - Code Amendment

REPORT OBJECTIVE

To seek the Committee's consideration of the proposed policy direction for future redevelopment potential for properties affected by the proposed 'Southern Suburbs Residential Policy - Code Amendment'.

EXECUTIVE SUMMARY

On 14 September 2021 Council endorsed the 'Southern Suburbs Residential Policy - Code Amendment - Proposal to Initiate' and subsequently forwarded the document to the Minister for Planning for consideration.

On 11 February 2022 the Minister approved the Proposal to Initiate allowing Council to undertake a Code Amendment process.

Administration met with Planning and Land Use Services (PLUS, via Teams) in March 2022 to discuss potential policy parameters for the Code Amendment.

Through the Code Amendment, Council is seeking that those southern residential areas recently rezoned to the Suburban Neighbourhood Zone (former Southern Policy Area 18 and Cement Hill Policy Area 10) be transitioned to the Hills Neighbourhood Zone (same zone as other southern areas) and that one set of consistent and appropriate slope-related policy (gradient/site dimensions) is used throughout the zone that provides opportunity for subdivision/redevelopment to occur in appropriate locations, particularly on gentle sloping sites.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Considers the report; in particular, the spatial changes to the Hills Neighbourhood Zone, the proposed amendments to the slope-related policy within that zone, and the associated Community Engagement Plan/process.**
- 2. Suggests the following proposed restrictions of certain forms of dwelling types in the zone, particularly on slopes greater than 1:8:**

a. [to be determined during the meeting if required]

3. **Recommends that Council endorses the amendments to the Planning and Design Code proposed within the 'Southern Suburbs Residential Policy - Code Amendment' as being appropriate for community consultation.**
4. **Recommends that Council endorses the Community Engagement Plan/process.**

DISCUSSION

Background

On 14 September 2021 Council endorsed the 'Southern Suburbs Residential Policy - Code Amendment - Proposal to Initiate' and subsequently forwarded the document to the Minister for Planning for consideration. On 11 February 2022 the Minister approved the Proposal to Initiate allowing Council to undertake a Code Amendment process.

Following a meeting with Planning and Land Use Services (PLUS, via Teams) in March 2022 to discuss potential policy parameters for the Code Amendment, Administration has undertaken more detailed consideration/analysis of the matter.

Although sharing similar topographical characteristics to the suburbs within the Hills Neighbourhood Zone (HNZ), properties within the Suburban Neighbourhood Zone (SNZ) are not subject to slope-related policy. This provides potential for unsuitable subdivision/redevelopment to occur in inappropriately steep locations.

Site dimension policy also varies between the suburbs covered by the SNZ, reflecting the criteria of the two previous residential policy areas (Cement Hill Policy Area / Southern Policy Area) under the former Development Plan. All forms of dwellings in the area covered by the former Cement Hill Policy Area have the same site area and frontage criteria (420m² / 15m), whereas site dimensions for properties covered by the former Southern Policy Area vary dependent on the dwelling type.

Although sharing similar topographical characteristics, site dimension policy varies considerably between the suburbs within the HNZ. Under the former Development Plan these suburbs were covered by three separate residential policy areas (Hills Policy Area / Worthing Mine Policy Area / Foothills and Seaside Policy Area). Each of these policy areas had distinctively different slope gradient parameters, substantially diverse minimum site dimensions (site areas/frontages) and variations in the types of dwellings suitable within the policy area. Much of the HNZ requires minimum allotment areas of 700m² and frontages of 18m, on relatively gentle sloping land, preventing further subdivision to occur.

When being transitioned to the Planning and Design Code (the Code) all slope gradients were converted to one set of parameters (<1:8 / 1:8 – 1:4 / >1:4). However, site dimensions primarily reflect the criteria of the three previous residential policy areas, resulting in a lack of consistency in opportunity for redevelopment. Also, allotment dimensions for properties with gradients 1:8 – 1:4 and > 1:4, in areas previously covered by Worthing Mine Policy Area and Foothills and Seaside Policy Area, are now the same.

The type of dwelling envisaged varies within different areas of the HNZ, with the areas covered by the former Hills Policy Area (under the Development Act 1993) seeking only detached dwellings and group dwellings.

Further detail of the existing site dimensions, slope gradients and applicable dwelling types is indicated in *Table 1* below:

Table 1: Current Zones and associated Site Area/Frontages

(former Residential Policy Area – under the Development Plan - identified)

Dwelling Type	Gradient of Site	Site Area / Frontage				
Current Zone		Hills Neighbourhood Zone			Suburban Neighbourhood Zone <i>(no gradient related criteria)</i>	
(Former Development Plan Zone / Policy Area)		Foothills and Seaside Policy Area <i>(gradients >1:8 have same criteria)</i>	Hills Policy Area	Worthing Mine Policy Area <i>(gradients >1:8 have same criteria)</i>	Cement Hill Policy Area	Southern Policy Area
Detached Dwelling	< 1:8	350m ² /10m	700m ² /18m	450m ² /15m	420m ² /15m	420m ² /14m
	1:8 – 1:4	400m ² /12m	900m ² /20m	540m ² /18m	420m ² /15m	420m ² /14m
	>1:4	400m ² /12m	1100m ² /20m	540m ² /18m	420m ² /15m	420m ² /14m
Semi-Detached Dwelling	< 1:8	350m ² /10m	-	450m ² /15m	420m ² /15m	350m ² /12m
	1:8 – 1:4	400m ² /12m	-	540m ² /18m	420m ² /15m	350m ² /12m
	>1:4	400m ² /12m	-	540m ² /18m	420m ² /15m	350m ² /12m
Row Dwelling	< 1:8	300m ² /9m	-	450m ² /15m	420m ² /15m	280m ² /8m
	1:8 – 1:4	350m ² /10m	-	540m ² /18m	420m ² /15m	280m ² /8m
	>1:4	350m ² /10m	-	540m ² /18m	420m ² /15m	280m ² /8m
Group Dwellings	< 1:8	300m ² /20m	700m ² /24m	-	420m ² /15m	300m ² /20m
	1:8 – 1:4	400m ² /20m	900m ² /26m	-	420m ² /15m	300m ² /20m
	>1:4	400m ² /20m	1100m ² /26m	-	420m ² /15m	300m ² /20m
Residential Flat Buildings	< 1:8	300m ² /20m	-	-	420m ² /15m	250m ² /20m
	1:8 – 1:4	400m ² /20m	-	-	420m ² /15m	250m ² /20m
	>1:4	400m ² /20m	-	-	420m ² /15m	250m ² /20m

Proposed Changes to Code Policy via the Code Amendment

The Code Amendment proposes the following changes to spatial zoning designations and slope related policy.

Those southern residential areas recently rezoned by the Planning and Design Code to the SNZ (former Southern Policy Area 18 covering Trott Park, Sheidow Park and a section of O'Halloran Hill and Cement Hill Policy Area 10 covering part of Seacliff Park) be transitioned to the HNZ, so that all properties within the affected area will be in the HNZ.

Application of one set of consistent and appropriate slope-related policy (gradient, site dimensions

and dwelling types) within the entire zone, that provides opportunity for subdivision/redevelopment to occur in suitable locations, particularly on gentle sloping sites.

Redevelopment on gentler sloping areas is expected to result in more appropriate planning and design outcomes, so are the areas being targeted by the Code Amendment.

The creation of small and narrow sites on steeply sloping land is likely to result in the requirement for substantial site works (cut and fill/retaining walls) and minimal side setbacks which potentially lead to the associated issues with bulk and scale, overshadowing, privacy, streetscape character and access. Redevelopment of steeper land is to be restricted, with either larger site dimension requirements or exclusion of certain dwelling types.

Therefore, it is recommended that certain forms of dwelling types (i.e. semi-detached/row/group dwellings/residential flat buildings) be restricted in the zone and, if considered appropriate, only on slopes less than 1:8 (refer to **dimensions** in grey font in Table 2).

It is noted that around 50% of properties within the affected area are located on slopes of less than 1:8 so, subject to meeting site area and frontage requirements, would have potential for redevelopment in the future. (refer to *Attachment 1 – Gradient Mapping – 1 in 8*). Many existing properties are around 18m – 19m wide so would not meet the 10m requirement for detached dwellings. It is proposed to reduce the frontage requirement for semi-detached dwellings to 9m to provide greater redevelopment opportunity.

Details of the proposed site dimensions, slope gradients and applicable dwelling types are indicated in *Table 2* below.

Table 2 - Southern Suburbs – Hills Neighbourhood Zone –Proposed Site Area/Frontages (TNVs)

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage		Maximum Building Height
	(Gradients controlled by Code)	Current	Proposed TNVs	2 levels/9m
Detached Dwelling	< 1:8	350m ² /10m	350m ² /10m	
	1:8 – 1:4	400m ² /12m	450m ² /12m	
	>1:4	400m ² /12m	550m ² /15m	
Semi-Detached Dwelling	< 1:8	350m ² /10m	350m ² /9m	
	1:8 – 1:4	400m ² /12m	- (No DTS criteria proposed)	
	>1:4	400m ² /12m	- (No DTS criteria proposed)	
Row Dwelling	< 1:8	300m ² /9m	300m ² /9m (TBD)	
	1:8 – 1:4	350m ² /10m	- (No DTS criteria proposed)	
	>1:4	350m ² /10m	- (No DTS criteria proposed)	
Group Dwellings	< 1:8	300m ² /20m	300m ² /20m (TBD)	
	1:8 – 1:4	400m ² /20m	- (No DTS criteria proposed)	
	>1:4	400m ² /20m	- (No DTS criteria proposed)	
Residential Flat Buildings	< 1:8	300m ² /20m	300m ² /20m (TBD)	
	1:8 – 1:4	400m ² /20m	- (No DTS criteria proposed)	
	>1:4	400m ² /20m	- (No DTS criteria proposed)	

It is noted that not all suburbs/areas will have the same opportunity for redevelopment/subdivision due to differences in allotment sizes (generally allotments have become smaller over time – therefore older developed suburbs are likely to provide more opportunity).

Also, properties in more recently developed suburbs (i.e. Hallett Cove and Sheidow Park) are unlikely to be financially viable for redevelopment in the short to medium term due to a low land to asset (dwelling) value ratio.

A copy of the *Draft Southern Suburbs Residential Policy - Code Amendment* (for consultation purposes) is included as Attachment 2.

Infrastructure

An analysis of both the road network and stormwater network in the southern suburbs is currently being undertaken by Administration. This will include both an analysis of the existing situation and the infrastructure's capacity to support a potential increase in dwelling numbers.

It is anticipated that the analysis will be included in the final version of the Code Amendment for Community Engagement to be presented to Council for consideration.

Community Engagement

The Process

Council will be undertaking community consultation in line with the State Government's Community Engagement Charter, which guides how the community is engaged when preparing and amending planning policy, strategies and schemes in South Australia.

The Community Engagement Charter (the Charter) puts consultation and participation at the forefront of the planning process.

The Charter establishes an outcome-based, measurable approach for engaging communities on planning policy, strategies and schemes. It provides a flexible framework that enables fit-for-purpose engagement rather than prescriptive minimum standards. The Charter seeks to ensure that communities have timely and meaningful opportunities to participate in, or access information about, planning policy setting. It also seeks to ensure that information about policy development is readily accessible, expressed in plain language and in a form that facilitates participation.

Engagement Plan

An Engagement Plan is to be prepared for each Code Amendment to ensure that engagement will be conducted and measured against the principles of the Community Engagement Charter and that it is tailored to the scope of the Amendment and there would be appropriate stakeholder consultation.

Amongst other things, the Engagement Plan outlines who is to be notified, why they are being notified, and the form of engagement activity to be undertaken.

The *Engagement Plan for the Southern Suburbs Residential Policy - Code Amendment* is included as Attachment 3.

Conclusion

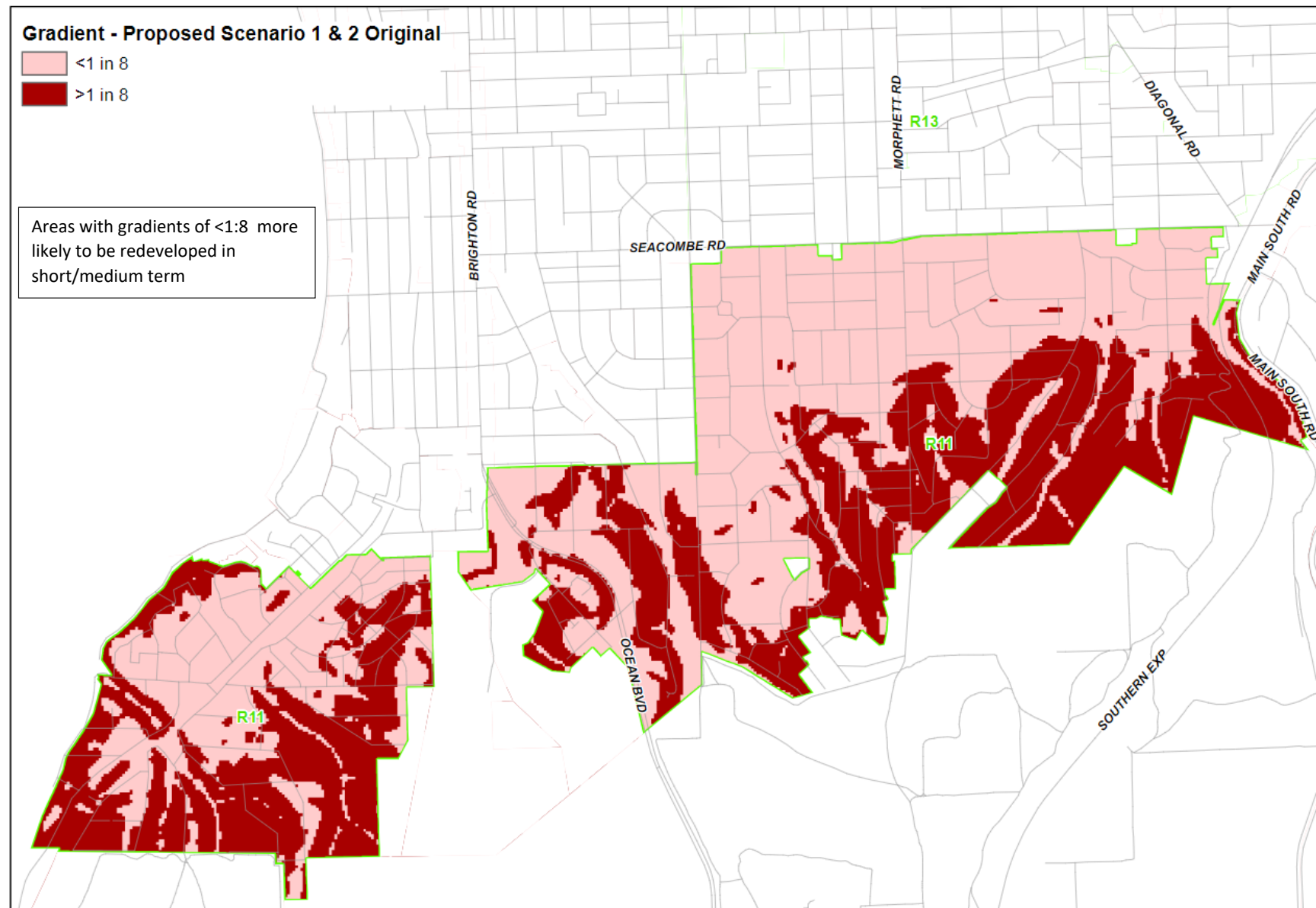
While the Code Amendment process and associated documentation has a necessary level of technical complexity, the Committee should be satisfied that the intent from Administration is

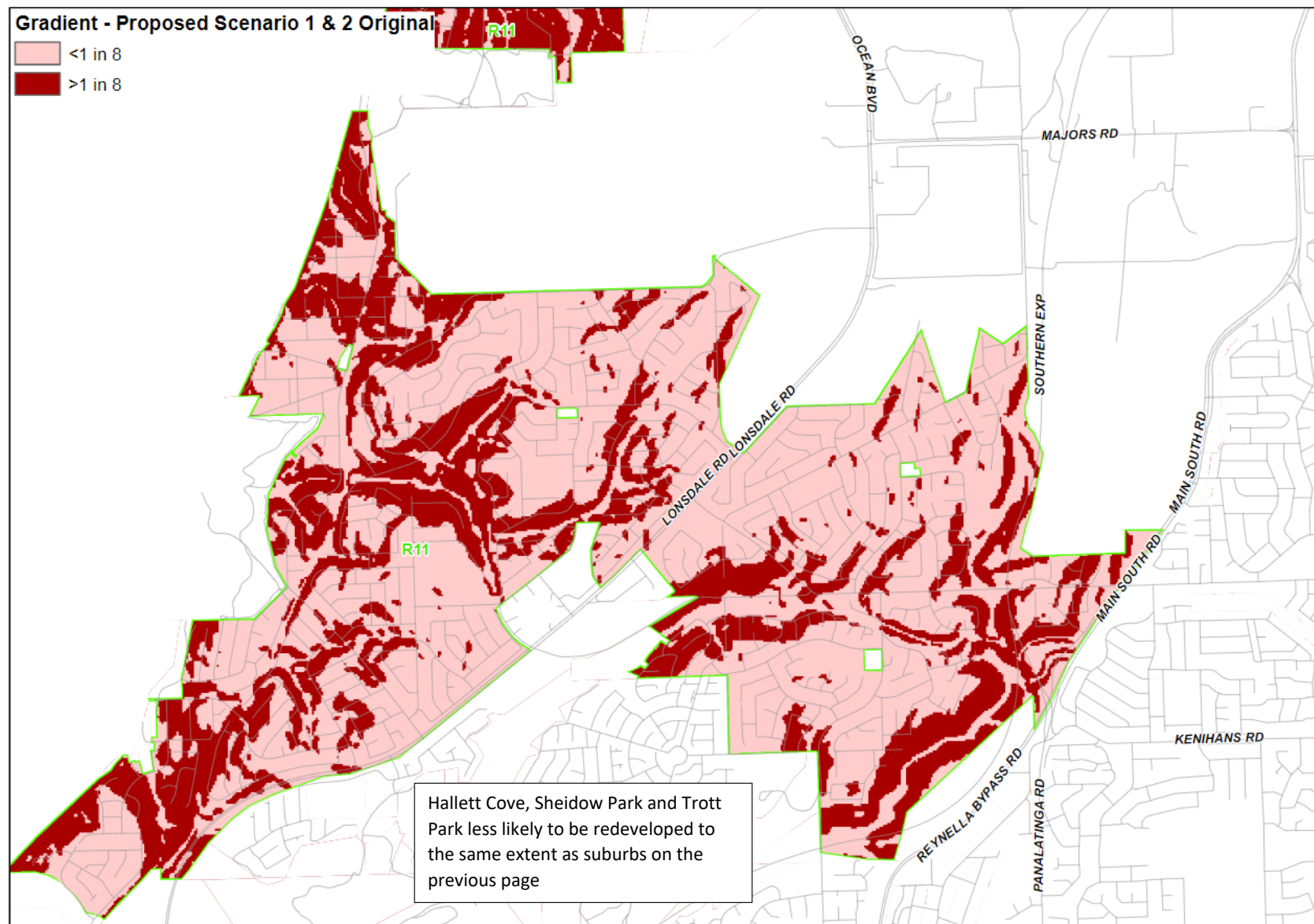
consistent with previous advice and that the aim of the Code Amendment is:

That one set of consistent and appropriate slope-related policy (gradient/site dimensions) is used throughout the zones of the southern suburbs, that provides opportunity for subdivision/redevelopment to occur in appropriate locations, and more particularly on gentle sloping sites.

ATTACHMENTS

1. Attachment 1: Gradient mapping 1 in 8 [**7.2.1** - 2 pages]
2. Attachment 2: Code Amendment for Consultation Purposes [**7.2.2** - 36 pages]
3. Attachment 3: Engagement Plan [**7.2.3** - 15 pages]





Southern Suburbs Residential Policy - Code Amendment

By Marion Council

Draft for Consultation

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HAVE YOUR SAY

Drafting Note (to be deleted):

Include details of consultation as relevant from the Engagement Plan, as shown in the examples below.

This Code Amendment is on consultation from **[insert date] to [insert date]**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be sent to **[include email and/or postal address]**.

Drafting Note (to be deleted):

Further information should be included as required to provide the public or target audience (as identified in the engagement plan) with opportunities to participate in the engagement. For example, this may require.

- *Details of a relevant contact person or people available to answer questions or provide further information regarding the Code Amendment during the consultation period.*
- *Details of any public information sessions or public meetings, including date, time and location.*

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4 Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6 Amending the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint

Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning and Local Government on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

In transitioning to the Planning and Design Code, much of Marion Council's southern suburbs have been rezoned to Hills Neighbourhood Zone (HNZ) and some to the Suburban Neighbourhood Zone.

Although the Hills Neighbourhood Zone recognises the sloping nature of the land, the site dimensions and slope gradients require further consideration. At this stage the site dimensions reflect those of the 5 different Residential Zone Policy Areas under the former Development Plan.

Retaining the varying allotment sizes associated with the different former policy areas (although a hybrid version that misses out on some criteria has been used in the Code) on land that has similar topographical characteristics, whilst using the same slope gradient parameters for all, lacks consistency in opportunity for redevelopment.

Also, some of the changes brought in by the Code do not reflect what has been developed and greatly reduces development potential.

The most appropriate site dimensions and spread of gradient parameters requires further consideration.

Recognition of the opportunities for low density infill development in established residential areas (particularly Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs) where much of the housing stock has reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents. Many comprise small houses on larger than average suburban allotments (800m²+/-).

The former Southern Policy Area and former Cement Hill Policy Area have been transitioned to the Suburban Neighbourhood Zone, which has no slope related policy. These two policy areas share similar topographical characteristics to the other three policy areas that have been included in the Hills Neighbourhood Zone so should be considered for this zone, and be subject to assessment against slope related policy, to facilitate better design outcomes.

Much of the housing stock in the older established suburbs in Marion's south (Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs) has reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents. Many comprise small houses on larger than average allotments. The current minimum site areas of 700m²/900m²/1100m² do not provide opportunity for subdivision/redevelopment to occur.

Council is therefore seeking that those southern residential areas recently rezoned to the Suburban Neighbourhood Zone (former Southern Policy Area 18 and Cement Hill Policy Area 10) be transitioned to the Hills Neighbourhood Zone and that one set of consistent (and appropriate) slope related policy is used (gradient/site dimensions) that provides opportunity for subdivision/redevelopment to occur in appropriate locations, particularly on gentle sloping sites.

2.2 Affected Area/s

The areas affected by the proposed amendment are described as being the residentially zoned land (currently Hills Neighbourhood Zone and Suburban Neighbourhood Zone) in the suburbs of Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park within the City of Marion, shown in the map[s] at **Attachment A**:

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Areas are currently located in the **Hills Neighbourhood Zone (HNZ)** and the **Suburban Neighbourhood Zone (SNZ)** in the Code, **as shown in Attachment B**:

Hills Neighbourhood Zone (HNZ)

Although sharing similar topographical characteristics, site dimension policy varies considerably between the suburbs within the zone. Under the former Development Plan these suburbs were covered by three separate residential policy areas (Hills Policy Area / Worthing Mine Policy Area / Foothills and Seaside Policy Area) Each of these policy areas had distinctively different slope gradient parameters, substantially diverse minimum site dimensions (site areas/frontages) and variations in the types of dwellings suitable within the policy area. Much of the HNZ requires minimum allotment areas of 700m² and frontages of 18m, on relatively gentle sloping land, preventing further subdivision to occur.

When being transitioned to the Planning and Design Code (Code) all slope gradients were converted to one set of parameters (<1:8 / 1:8 – 1:4 / >1:4). However, site dimensions primarily reflect the criteria of the three previous residential policy areas, resulting in a lack of consistency in opportunity for redevelopment. Also, allotment dimensions for properties with gradients 1:8 – 1:4 and > 1:4, in areas previously covered by Worthing Mine Policy Area and Foothills and Seaside Policy Area, are the same.

The type of dwelling envisaged varies within different areas of the HNZ, with the areas covered by the former Hills Policy Area (under the Development Act 1993) seeking only detached dwellings.

Further detail of the site dimensions, slope gradients and applicable dwelling types is indicated in the table below:

Suburban Neighbourhood Zone (SNZ)

Although sharing similar topographical characteristics to the suburbs within the HNZ, properties within the SNZ are not subject to slope related policy. This provides potential for subdivision/redevelopment to occur in inappropriately steep locations.

Site dimension policy also varies between the suburbs covered by the SNZ, reflecting the criteria of the two previous residential policy areas (Cement Hill Policy Area / Southern Policy Area) under the former Development Plan. All forms of dwellings in the area covered by the former Cement Hill Policy Area have the same site area and frontage criteria (420m² / 15m), whereas site dimensions for

properties covered by the former Southern Policy Area vary, dependent on the dwelling type.

Further detail of the site dimensions and applicable dwelling types is indicated in the table below:

Current Zones and associated Site Area/Frontages

(former Residential Policy Area – under the Development Plan - identified)

Dwelling Type	Gradient of Site	Site Area / Frontage				
		Hills Neighbourhood Zone			Suburban Neighbourhood Zone	
					<i>(no gradient related criteria)</i>	
		Foothills and Seaside Policy Area (Dev Plan) <i>(gradient >1:8 have same criteria)</i>	Hills Policy Area (Dev Plan)	Worthing Mine Policy Area (Dev Plan) <i>(gradient >1:8 have same criteria)</i>	Cement Hill Policy Area (Dev Plan)	Southern Policy Area (Dev Plan)
Detached Dwelling	< 1:8	350m ² /10m	700m ² /18m	450m ² /15m	420m ² /15m	420m ² /14m
	1:8 – 1:4	400m ² /12m	900m ² /20m	540m ² /18m	420m ² /15m	420m ² /14m
	>1:4	400m ² /12m	1100m ² /20m	540m ² /18m	420m ² /15m	420m ² /14m
Semi-Detached Dwelling	< 1:8	350m ² /10m		450m ² /15m	420m ² /15m	350m ² /12m
	1:8 – 1:4	400m ² /12m		540m ² /18m	420m ² /15m	350m ² /12m
	>1:4	400m ² /12m		540m ² /18m	420m ² /15m	350m ² /12m
Row Dwelling	< 1:8	300m ² /9m		450m ² /15m	420m ² /15m	280m ² /8m
	1:8 – 1:4	350m ² /10m		540m ² /18m	420m ² /15m	280m ² /8m
	>1:4	350m ² /10m		540m ² /18m	420m ² /15m	280m ² /8m
Group Dwellings	< 1:8	300m ² /20m	700m ² /24m		420m ² /15m	300m ² /20m
	1:8 – 1:4	400m ² /20m	900m ² /26m		420m ² /15m	300m ² /20m
	>1:4	400m ² /20m	1100m ² /26m		420m ² /15m	300m ² /20m
Residential	< 1:8	300m ² /20m			420m ² /15m	250m ² /20m

Flat Buildings	1:8 – 1:4	400m ² /20m			420m ² /15m	250m ² /20m
	>1:4	400m ² /20m			420m ² /15m	250m ² /20m

Drafting Note (to be deleted):

Include description of the current use of the site, and what the current Code policy permits or contemplates for the Affected Area. It is important that the existing policy framework is explained, in addition to what amendments are proposed. This assists the community to understand the impact of the proposed change.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

Include all properties within the affected area in the **Hills Neighbourhood Zone**.

Variations (Technical and Numeric Variations) to minimum allowable site dimensions are permitted within this zone.

Application of one set of consistent (and appropriate) slope related policy (gradient, site dimensions and dwelling types) within the entire zone, that provides opportunity for appropriate subdivision/redevelopment outcomes to occur in suitable locations.

The redevelopment of gentler sloping areas is expected to result in more appropriate planning and design outcomes, so are the areas to be targeted by the Code Amendment. Redevelopment of steeper land is to be restricted with either larger site dimension requirements or exclusion of certain dwelling types.

Detail of the proposed site dimensions, slope gradients and applicable dwelling types is indicated in the table below:

Southern Suburbs – Hills Neighbourhood Zone –Proposed Site Area/Frontages (TNVs)

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage		Maximum Building Height
	(Gradients controlled by Code)	Current (former 'Foothills and Seaside Policy Area' - Dev Plan)	Proposed TNVs	2 levels/9m
Detached Dwelling	< 1:8	350m ² /10m	350m ² /10m	
	1:8 – 1:4	400m ² /12m	450m ² /12m	
	>1:4	400m ² /12m	550m ² /15m	
Semi-Detached Dwelling	< 1:8	350m ² /10m	350m ² /9m	
	1:8 – 1:4	400m ² /12m	-	
	>1:4	400m ² /12m	-	
Row Dwelling	< 1:8	300m ² /9m	300m ² /9m ??	

	1:8 – 1:4	350m²/10m	-	
	>1:4	350m²/10m	-	
Group Dwellings	< 1:8	300m²/20m	300m²/20m ??	
	1:8 – 1:4	400m²/20m	-	
	>1:4	400m²/20m	-	
Residential Flat Buildings	< 1:8	300m²/20m	300m²/20m ??	
	1:8 – 1:4	400m²/20m	-	
	>1:4	400m²/20m	-	

Note:

Not all suburbs/areas will have the same opportunity for redevelopment / subdivision due to differences in lot sizes (generally allotments have become smaller over time – therefore older developed suburbs are likely to provide more opportunity)

Also, properties in more recently developed suburbs are unlikely to be financially viable for redevelopment in the short to medium term due to low land to asset (dwelling) value ratio.

The proposed policy changes are shown in **Attachment C**.

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- A copy of the draft Code Amendment in the SA Planning Portal.
- A notice in the Advertiser Newspaper.
- Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, and information on how to make a submission.
- Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries.
- Invitation to prepare submissions online or via post.
- A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.
- Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment.
- City of Marion social media platforms.
- A Public Meeting to be held at the culmination of the consultation process to hear any verbal submissions (if required).

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- a) Online on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations

b) Via Council's Making Marion website at www.xxxxxxxxxxxxxx.com.au

or

emailed to: xxxxxxx@marion.sa.gov.au

or

- c) Posted to:
Chief Executive Officer
City of Marion
Southern Suburbs Residential Policy Code Amendment
PO Box 21
Oaklands Park SA 5046
- d) Attending and speaking at the public meeting (*if required*) proposed for this draft Code Amendment (please indicate in your written submission if you desire to be heard at the Public Meeting)

Drafting Note (to be deleted):

Include as relevant.

- *Completing an online submission via the PlanSA portal at [include link to online form, link will be provided by the Department]*
- *Providing a written submission by email to [include email address]*

Drafting Note (to be deleted):

Insert additional engagement activities or details as provided in the Engagement Plan.

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the draft Code Amendment process which stakeholders and the community **can** influence are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- Potential applicable site dimensions (Technical and Numerical Variations) that are proposed for the selected zone.

As the Planning and Design Code is a State Government document that applies to the whole State (and not just Council), there is no scope for changes to the specific policy content of Core Modules of the Code, other than where identified as a Technical and Numerical Variation (such as for building heights).

Aspects of the draft Code Amendment process which stakeholders and the community **cannot** influence are:

- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.

- The policies contained within the General Modules of the Planning and Design Code.
- The extent and placement of desired land uses.
- The design of future development proposals eg: dwelling applications.

3.4 What will happen with my feedback?

Marion Council is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Marion Council when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however company details will be.

Marion Council will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister:

- at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

- Increase opportunity for Infill housing supply within areas with existing infrastructure and services
- Help reduce demand on greenfield land supply
- Opportunity to renew and provide increased housing choices to meet the needs of the community

Drafting Note (to be deleted):

*This section should set out the key strategic planning considerations and where **necessary** should draw on relevant investigations undertaken, analysis of matters including (but not limited to):*

- *infrastructure and services*
- *integrated transport*
- *environmental impacts*
- *land supply and demand*
- *economic analysis*
- *environmental impacts*
- *interface between different land uses*
- *development patterns and trends*

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This draft Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and

adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.1.4 Consistency with other key strategic policy documents

This Code Amendment aligns with other key policy documents in the following manner:

Drafting Note (to be deleted):

Include as required, including local planning strategies as relevant.

4.2 Infrastructure planning

Drafting Note (to be deleted):

Where relevant, a Code Amendment must ensure that relevant infrastructure can be economically provided to the Affected Area. In some instances, this may be resolved at the development application stage. However, where significant upgrades are required to trunk infrastructure or road improvements which cannot form part of a development application, agreements or other arrangements to fund and provide infrastructure must be put in place prior to approval of the Code Amendment.

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	Currently under analysis by Council Administration
Roads	Currently under analysis by Council Administration
Government Agency Infrastructure Planning	Response/Comment
Various Infrastructure Providers	Comment to be sought during Community Engagement process.

4.3 Investigations

4.3.1 Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment:

Southern Suburbs Analysis (as part of former Housing Diversity DPA)

Analysis undertaken of all existing residential policy areas in that part of the council area south of Seacombe Road, including the general allotments sizes, and the topography of the land, in order to get a broader picture of the potential opportunities for greater housing diversity in the southern suburbs.

A large proportion of the older housing stock has potential for redevelopment, generally at a low to medium density scale, dividing allotments predominantly into two, and perhaps three, on larger less sloping sites.

Development Potential (yield tables/spatial mapping etc.)

As above

Comparison – Former Development Plan Site Dimension Policy vs CODE

Analysis/comparison between site dimensions of former policy areas with those transitioned into the Code, to determine any difference in likely impacts for future redevelopment.

Analysis resulted in Council proposing the site dimensions, slope gradients and applicable dwelling types, as indicated in the table in section 2.3.2 – ‘Proposed Code Policy’, as appropriate policy criteria for the zone.

Analysis of appropriate site dimensions for particular gradient bands

Analysing whether the gradient bands within the Code (<1:8/1:8 – 1:4/>1:4) are appropriate when considered against the large discrepancy between associated allotment dimensions for the various councils; particularly as Marion comprises smaller dimensions compared to others.

The gradient band policy within the Hills Neighbourhood Zone has a state-wide context so amendment is generally restricted. Council has therefore considered the most appropriate site dimensions for each existing gradient band, to ensure that appropriately sized allotments are created for a particular gradient of slope that will enable suitably designed planning outcomes that complement and enhance the character of an area.

The Commission has resolved to specify the following further investigations or information requirements:

- Identify road network capacity and potential upgrade needs
Currently under analysis by Council Administration
- Undertake an assessment of infrastructure and services capacity to support the proposed increase in residential densities and infill living
Currently under analysis by Council Administration
- Investigate potential interface impacts from major road corridors within the affected area, particularly regarding air and noise emissions and including the application of appropriate interface overlay/s.
Currently under analysis by Council Administration

Further details on investigations undertaken in support of the Code Amendment are *included in Attachment E*.

4.3.2 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

- Include all properties within the affected area in the **Hills Neighbourhood Zone**.
- Include the following Technical and Numeric Variations (TNVs) within the affected area/Zone:

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage		Maximum Building Height
	(Gradients controlled by Code)	Current (former 'Foothills and Seaside Policy Area' - Dev Plan)	Proposed TNVs	2 levels/9m
Detached Dwelling	< 1:8	350m ² /10m	350m ² /10m	
	1:8 – 1:4	400m ² /12m	450m ² /12m	
	>1:4	400m ² /12m	550m ² /15m	
Semi-Detached Dwelling	< 1:8	350m ² /10m	350m ² /9m	
	1:8 – 1:4	400m ² /12m	-	
	>1:4	400m ² /12m	-	
Row Dwelling	< 1:8	300m ² /9m	300m ² /9m ??	
	1:8 – 1:4	350m ² /10m	-	
	>1:4	350m ² /10m	-	
Group Dwellings	< 1:8	300m ² /20m	300m ² /20m ??	
	1:8 – 1:4	400m ² /20m	-	
	>1:4	400m ² /20m	-	
Residential Flat Buildings	< 1:8	300m ² /20m	300m ² /20m ??	
	1:8 – 1:4	400m ² /20m	-	

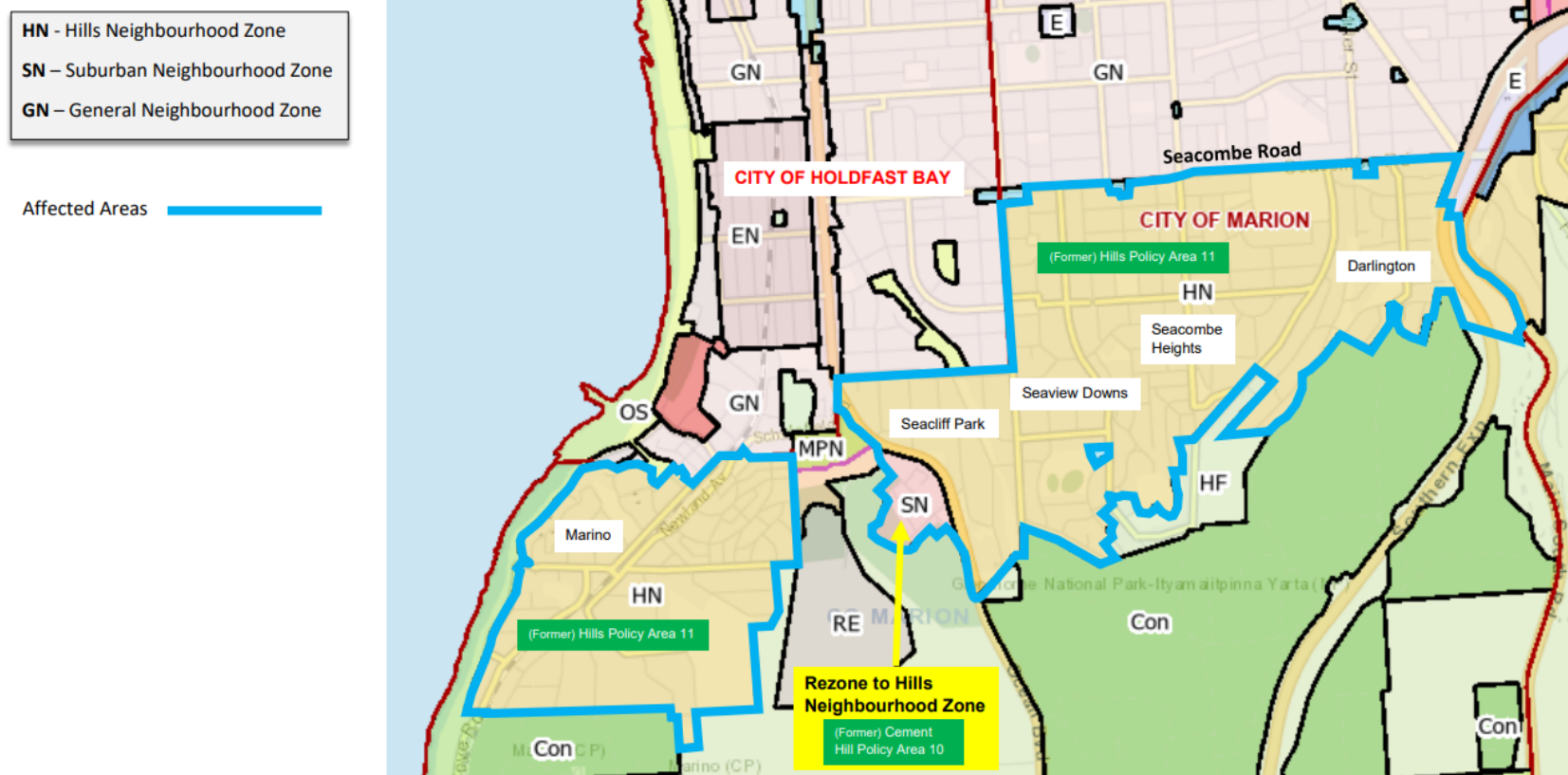
	>1:4	400m ² /20m	-	
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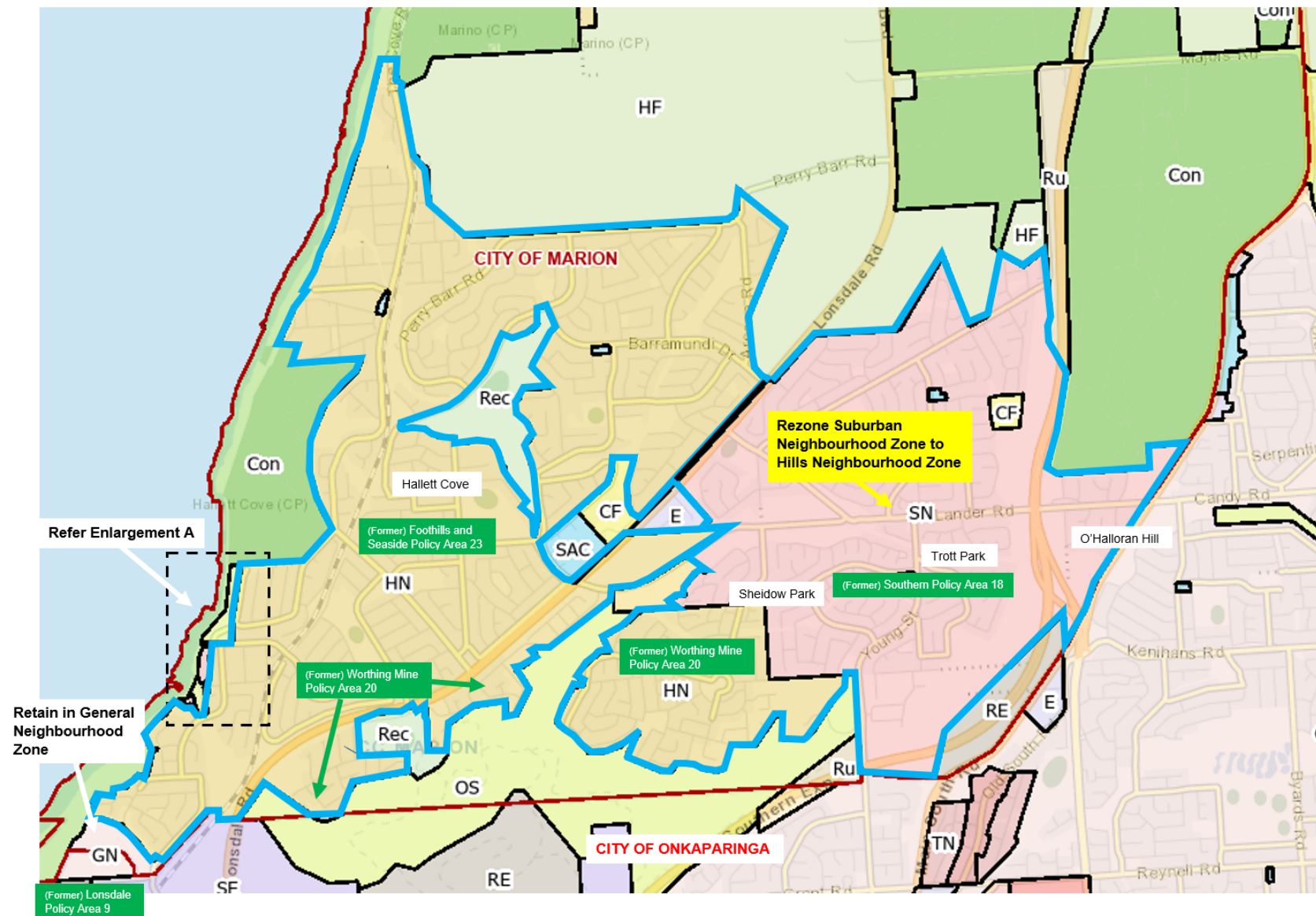
HNZ Overlay

- Airport Building Heights (Regulated) (All structures over 30 / 45 metres) – (dependent on location)
- Affordable Housing
- Hazards (Flooding) / (Flooding - General) / (Evidence - Required) – (dependent on location)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development – (dependent on location)
- Urban Tree Canopy

Affected Areas

(Current Zoning and Proposed spatial changes/inclusions to Hills Neighbourhood Zone)





Enlargement A – Hallett Cove



ATTACHMENT B – CURRENT CODE POLICY

The Affected Area is currently zoned either 'Hills Neighbourhood Zone' (HNZ) or 'Suburban Neighbourhood Zone' (SNZ) as delineated in the 'Affected Area' mapping in Attachment A.

Only relevant Overlays and Technical and Numerical Variations, applying to each Zone, have been included. Other policy associated with the zones has not been included as it has a state-wide context and amendment is generally restricted, so no changes are to be made.

Please refer to the Planning and Design Code

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse to view all relevant policy applying to each zone.

Hills Neighbourhood Zone (HNZ)

Overlays

- Airport Building Heights (Regulated) (All structures over 30 / 45 metres) – (dependent on location)
- Affordable Housing
- Hazards (Flooding) / (Flooding - General) – (dependent on location)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development – (dependent on location)
- Urban Tree Canopy

Local Variations (TNV)

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage		
		Hills Neighbourhood Zone		
		<i>Former</i> Foothills and Seaside Policy Area (Dev Plan)	<i>Former</i> Hills Policy Area (Dev Plan)	<i>Former</i> Worthing Mine Policy Area (Dev Plan)
Detached Dwelling	< 1:8	350m ² /10m	700m ² /18m	450m ² /15m
	1:8 – 1:4	400m ² /12m	900m ² /20m	540m ² /18m
	>1:4	400m ² /12m	1100m ² /20m	540m ² /18m
Semi-Detached Dwelling	< 1:8	350m ² /10m	-	450m ² /15m
	1:8 – 1:4	400m ² /12m	-	540m ² /18m
	>1:4	400m ² /12m	-	540m ² /18m
Row Dwelling	< 1:8	300m ² /9m	-	450m ² /15m
	1:8 – 1:4	350m ² /10m	-	540m ² /18m
	>1:4	350m ² /10m	-	540m ² /18m
Group Dwellings	< 1:8	300m ² /20m	700m ² /24m	-
	1:8 – 1:4	400m ² /20m	900m ² /26m	-

	>1:4	400m ² /20m	1100m ² /26m	-
Residential	< 1:8	300m ² /20m	-	-
Flat	1:8 – 1:4	400m ² /20m	-	-
Buildings	>1:4	400m ² /20m	-	-

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

Suburban Neighbourhood Zone (SNZ)

Overlays

- Airport Building Heights (Regulated) (All structures over 30 metres)
- Affordable Housing
- Hazards (Flooding - Evidence Required) – (dependent on location)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development – (dependent on location)
- Urban Tree Canopy

Local Variations (TNV)

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage	
		Suburban Neighbourhood Zone <i>(no gradient related criteria)</i>	
		<i>Former</i> Cement Hill Policy Area <i>(Dev Plan)</i>	<i>Former</i> Southern Policy Area <i>(Dev Plan)</i>
Detached Dwelling	< 1:8	420m ² /15m	420m ² /14m
	1:8 – 1:4	420m ² /15m	420m ² /14m
	>1:4	420m ² /15m	420m ² /14m
Semi-Detached Dwelling	< 1:8	420m ² /15m	350m ² /12m
	1:8 – 1:4	420m ² /15m	350m ² /12m
	>1:4	420m ² /15m	350m ² /12m
Row Dwelling	< 1:8	420m ² /15m	280m ² /8m
	1:8 – 1:4	420m ² /15m	280m ² /8m
	>1:4	420m ² /15m	280m ² /8m
Group Dwellings	< 1:8	420m ² /15m	300m ² /20m
	1:8 – 1:4	420m ² /15m	300m ² /20m
	>1:4	420m ² /15m	300m ² /20m
Residential	< 1:8	420m ² /15m	250m ² /20m

Flat Buildings	1:8 – 1:4	420m ² /15m	250m ² /20m
	>1:4	420m ² /15m	250m ² /20m

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

ATTACHMENT C – PROPOSED CODE POLICY

The whole of the Affected Area is proposed to be zoned 'Hills Neighbourhood Zone' (HNZ) as delineated in the 'Affected Area' mapping in Attachment A.

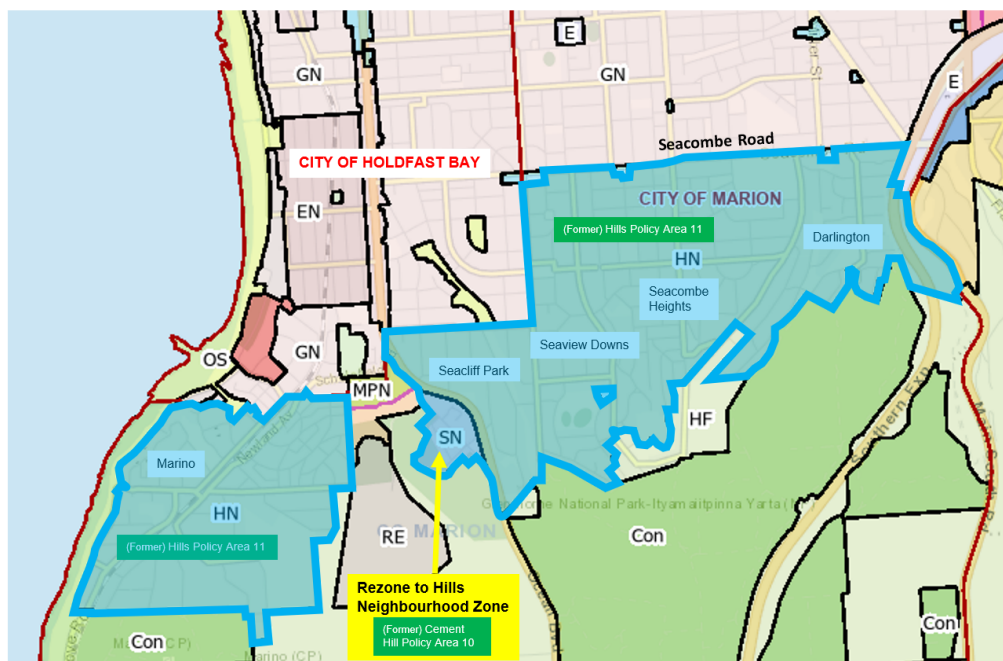
Only relevant Overlays and Technical and Numerical Variations, applying to each Zone, have been included. Other policy associated with the zone has not been included as it has a state-wide context and amendment is generally restricted, so no changes are to be made.

Please refer to the Planning and Design Code

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse to view all relevant policy applying to each zone.

Proposed Zoning

(Current Zoning and Proposed spatial changes/inclusions to Hills Neighbourhood Zone)



Affected Areas

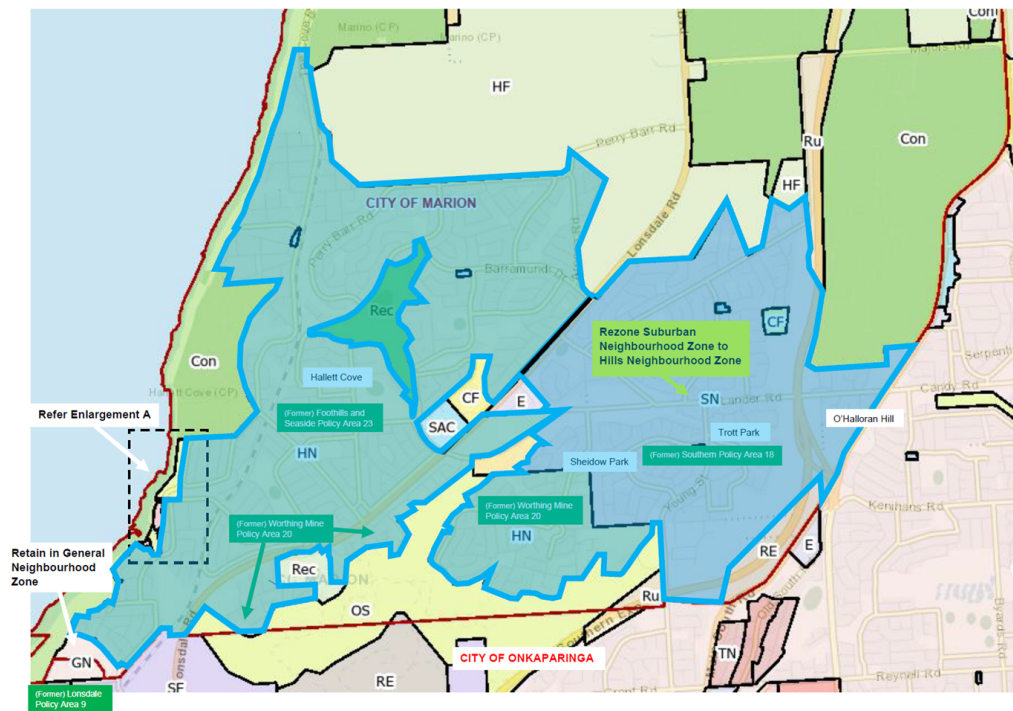
**All properties to be zoned -
Hills Neighbourhood Zone**

CURRENT ZONING

HN - Hills Neighbourhood Zone

SN – Suburban Neighbourhood Zone

GN – General Neighbourhood Zone



Enlargement A – Hallett Cove



Hills Neighbourhood Zone (HNZ)**Overlays**

- Airport Building Heights (Regulated) (All structures over 30 / 45 metres) – *(dependent on location)*
- Affordable Housing
- Hazards (Flooding) / (Flooding - General) / (Evidence - Required) – *(dependent on location)*
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development – *(dependent on location)*
- Urban Tree Canopy

Local Variations (TNVs) – (Table Form)**Hills Neighbourhood Zone –Proposed Site Area/Frontages/Building Heights (TNVs)**

Dwelling Type	Gradient of Site	Minimum Site Area / Frontage		Maximum Building Height
	(Gradients controlled by Code)	Current <i>(former 'Foothills and Seaside Policy Area' - Dev Plan)</i>	Proposed TNVs	
Detached Dwelling	< 1:8	350m ² /10m	350m ² /10m	2 levels/9m
	1:8 – 1:4	400m ² /12m	450m ² /12m	
	>1:4	400m ² /12m	550m ² /15m	
Semi-Detached Dwelling	< 1:8	350m ² /10m	350m ² /9m	2 levels/9m
	1:8 – 1:4	400m ² /12m	-	-
	>1:4	400m ² /12m	-	-
Row Dwelling	< 1:8	300m ² /9m	300m ² /9m ??	2 levels/9m ?
	1:8 – 1:4	350m ² /10m	-	-
	>1:4	350m ² /10m	-	-
Group Dwellings	< 1:8	300m ² /20m	300m ² /20m ??	2 levels/9m ?
	1:8 – 1:4	400m ² /20m	-	-
	>1:4	400m ² /20m	-	-
Residential Flat Buildings	< 1:8	300m ² /20m	300m ² /20m ??	2 levels/9m ?
	1:8 – 1:4	400m ² /20m	-	-
	>1:4	400m ² /20m	-	-

Local Variations (TNVs) – (List Form)

(inclusion of gradient policy in grey text is to be further discussed – not suitable for Deemed to Satisfy (DTS) but assessed on merit as a Performance Assessed development?)

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)
- Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 15m)
- Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 9m)
- Gradient Minimum Frontage (Row) (Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 9m) ??
- Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 20m) ??
- Gradient Minimum Frontage (Residential Flat) (Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 20m) ??
- Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 450sqm; greater than 1-in-4 is 550sqm)
- Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm)
- Gradient Minimum Site Area (Row) (Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 300sqm) ??
- Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm) ??
- Gradient Minimum Site Area (Residential Flat) (Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm) ??

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>Principles of Good Planning</i></p> <p><u><i>Urban renewal principles</i></u></p> <ul style="list-style-type: none"> <i>Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.</i> <i>Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.</i> <p><u><i>High-quality design principles</i></u></p> <ul style="list-style-type: none"> <i>Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm.</i> <p><u><i>Activation and liveability principles</i></u></p> <ul style="list-style-type: none"> <i>Urban areas should include a range of high quality housing options with an emphasis on living affordability</i> 	<p>Much of the housing stock in the older established suburbs in Marion's south have reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents.</p> <p>Many comprise small houses on larger than average allotments. The current minimum site areas of either 700m²/900m²/1100m² do not provide opportunity for subdivision / redevelopment to occur.</p> <p>The proposed Code Amendment seeks that one set of consistent (and appropriate) slope related policy (gradient/site dimensions, etc.) is applied to the southern suburbs that provides opportunity for subdivision / redevelopment to occur in appropriate locations.</p> <p>Many residents in Council's southern suburbs have been anticipating a change in zoning and associated policy that will allow subdivision and greater redevelopment potential for their large, aging and under-developed properties; firstly as part of Council's Housing Diversity DPA in 2019 and more recently via transition to the new Planning and Design Code.</p>
<p><i>Integrated Planning</i></p> <p><i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types.</p>

<i>supported by infrastructure, services and facilities.</i>	
Design Quality <i>2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i>	Much of the southern area of council comprises undulating land of varying gradients. Allotment dimensions (area, frontages etc.) will reflect the differences in steepness of individual properties/areas.
Housing Supply and Diversity <i>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types that better cater for life stages and lifestyle choice.

2. Regional Plans

The Regional Plan

The key policies and targets of the 30 Year Plan for Greater Adelaide (2017 Update) is relevant for this Code Amendment.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<i>Principle 1: A compact and carbon-neutral city</i>	The Code Amendment will seek to facilitate the provision of additional housing opportunities at increased densities which can be adequately serviced by infrastructure such as public transport within the footprint of the existing metropolitan area.
<i>Principle 2: Housing diversity and choice</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types and densities that better cater for life stages and lifestyle choice.
Transit corridors, growth areas and activity centres	
<i>Policy 1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth</i>	The Code Amendment proposes to investigate an increase in residential density in established

<i>within existing built-up areas by increasing density at strategic locations close to public transport.</i>	residential areas in close proximity to public transport (buses and trains).
Design Quality	
Policy 30: <i>Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</i>	The Code Amendment seeks to ensure that new development in the affected area, whilst of a higher density, has due consideration of the sloping nature and existing character of the land.
Housing mix, affordability, and competitiveness	
Policy 37: <i>Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas.....</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types and densities that better cater for life stages and lifestyle choice.
Policy 46: <i>Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for an increase in dwelling numbers in established residential areas thereby adding to potential land supply.
Infrastructure	
Policy 46: <i>Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</i> <ul style="list-style-type: none"> • <i>walking and cycling paths and facilities</i> • <i>local stormwater and flood management including water sensitive urban design</i> • <i>public open space</i> • <i>sports facilities</i> • <i>street trees</i> • <i>community facilities, such as child care centres, schools, community hubs and libraries.</i> 	The proposed Code Amendment would introduce policy that will provide an opportunity for an increase in dwelling numbers in established residential areas where both community and green infrastructure already exists.

3. Other Strategic Plans

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Housing Diversity Development Plan Amendment	<p>The previous Housing Diversity DPA (HDDPA) sought changes to the zoning and policy of the residential areas in Council's southern suburbs to enable the redevelopment of appropriate properties with a greater diversity of housing.</p> <p>The proposed changes to the southern areas were not implemented as part of the approved HDDPA (Part 1).</p>

ATTACHMENT E – INVESTIGATIONS

Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate. In addition to this, the Commission has also specified certain investigations to be undertaken to support the Code Amendment.

The following investigations have been undertaken to inform this Code Amendment:

Southern Suburbs Analysis (as part of former Housing Diversity DPA)

Analysis undertaken of all existing residential policy areas in that part of the council area south of Seacombe Road, including the general allotments sizes, and the topography of the land, in order to get a broader picture of the potential opportunities for greater housing diversity in the southern suburbs.

A large proportion of the older housing stock has potential for redevelopment, generally at a low to medium density scale, dividing allotments predominantly into two, and perhaps three, on larger less sloping sites.

Development Potential (yield tables/spatial mapping etc.)

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Comparison – Former Development Plan Site Dimension Policy vs CODE

Analysis/comparison between site dimensions of former policy areas with those transitioned into the Code, to determine any difference in likely impacts for future redevelopment.

Analysis resulted in Council proposing the site dimensions, slope gradients and applicable dwelling types, as indicated in the table in section 2.3.2 – 'Proposed Code Policy', as appropriate policy criteria for the zone.

Analysis of appropriate site dimensions for particular gradient bands

Analysing whether the gradient bands within the Code (<1:8/1:8 – 1:4/>1:4) are appropriate when considered against the large discrepancy between associated allotment dimensions for the various councils; particularly as Marion comprises smaller dimensions compared to others.

The gradient band policy within the Hills Neighbourhood Zone has a state-wide context so amendment is generally restricted. Council has therefore considered the most appropriate site dimensions for each existing gradient band, to ensure that appropriately sized allotments are created for a particular gradient of slope that will enable suitably designed planning outcomes that complement and enhance the character of an area.

The Commission has resolved to specify the following further investigations or information requirements:

- **Identify road network capacity and potential upgrade needs**

Currently under analysis by Council Administration

- Undertake an **assessment of infrastructure and services capacity** to support the proposed increase in residential densities and infill living

Currently under analysis by Council Administration

- Investigate **potential interface impacts from major road corridors** within the affected area, particularly regarding air and noise emissions and including the application of appropriate interface overlay/s.

Currently under analysis by Council Administration

Do Existing road overlays cover proposed changes ?

Marion Council

Engagement Plan

Southern Suburbs Residential Policy - Code Amendment

Date **XXXXXX**

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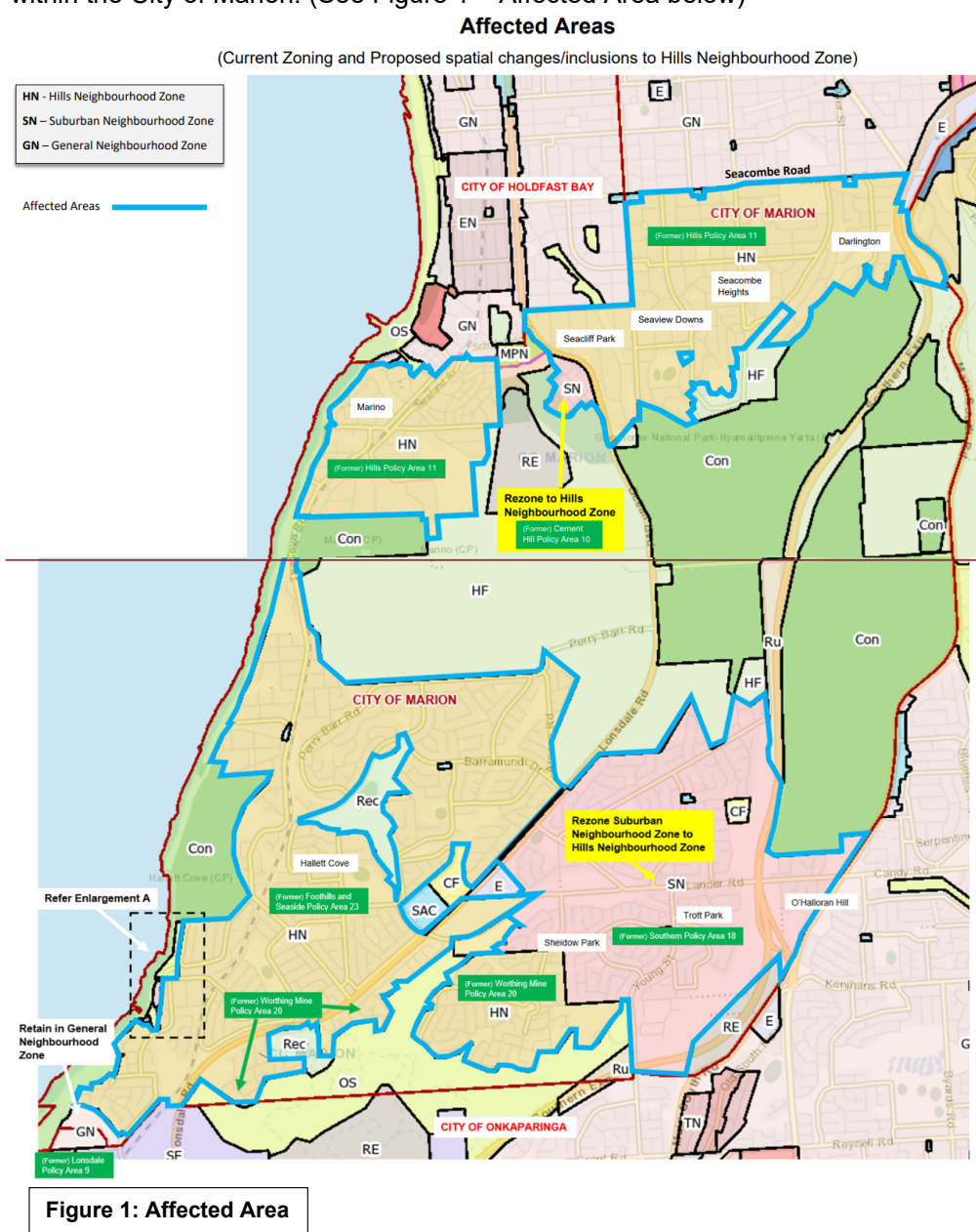
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6. SCOPE OF INFLUENCE
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11. COMMUNITY ENGAGEMENT PLAN
12. APPLYING THE CHARTER PRINCIPLES IN PRACTICE
13. EVALUATION
14. CLOSING THE LOOP AND REPORTING BACK

1. Background information

The areas affected by the proposed amendment are described as being the residentially zoned land (currently Hills Neighbourhood Zone and Suburban Neighbourhood Zone) in the suburbs of Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park within the City of Marion. (See Figure 1 – Affected Area below)



Enlargement A – Hallett Cove



In transitioning to the Planning and Design Code, much of Marion Council's southern suburbs have been rezoned to Hills Neighbourhood Zone (HNZ) and some to the Suburban Neighbourhood Zone.

Although the Hills Neighbourhood Zone recognises the sloping nature of the land, the site dimensions and slope gradients require further consideration. At this stage the site dimensions reflect those of the 5 different Residential Zone Policy Areas under the former Development Plan.

Retaining the varying allotment sizes associated with the different former policy areas (although a hybrid version that misses out on some criteria has been used in the Code) on land that has similar topographical characteristics, whilst using the same slope gradient parameters for all, lacks consistency in opportunity for redevelopment.

Also some of the changes brought in by the Code do not reflect what has actually been developed and greatly reduces development potential.

The most appropriate site dimensions and spread of gradient parameters requires further consideration.

The former Southern Policy Area and former Cement Hill Policy Area have been transitioned to the Suburban Neighbourhood Zone, which has no slope related policy. These two policy areas share similar topographical characteristics to the other three policy areas that have been included in the Hills Neighbourhood Zone so should be

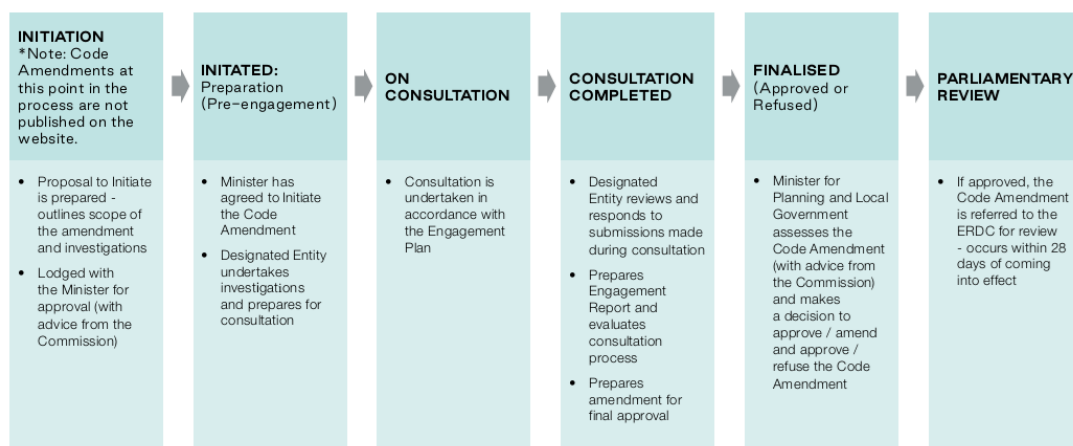
considered for this zone, and be subject to assessment against slope related policy, to facilitate better design outcomes.

Much of the housing stock in the older established suburbs in Marion's south (Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs) has reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents. Many comprise small houses on larger than average allotments. The current minimum site areas of 700m²/ 900m²/ 1100m² do not provide opportunity for subdivision/redevelopment to occur.

Council is therefore seeking that those southern residential areas recently rezoned to the Suburban Neighbourhood Zone (former Southern Policy Area 18 and Cement Hill Policy Area 10) be transitioned to the Hills Neighbourhood Zone and that one set of consistent (and appropriate) slope related policy is used (gradient/site dimensions etc.) that provides opportunity for low density infill development to occur in appropriate locations, particularly on gentle sloping sites.

2. Status of the Code Amendment

The Code Amendment process includes a number of steps which must be undertaken before any changes to zoning or policy can be implemented. An overview of the Code Amendment process is illustrated below. The Code Amendment has been 'Initiated' and is proposed to be placed 'On Consultation'.



3. Engagement purpose

The purpose of the engagement process is to:

- Inform and consult (seek feedback) affected and interested persons on a proposed rezoning of the Affected Area which would facilitate opportunity for low density infill development to occur in appropriate locations, particularly on gentle sloping sites.
- Provide information about the proposed changes and what the changes will enable/mean for the affected locality.
- Enable community/stakeholders to provide feedback on the Code Amendment so that any issues or opportunities can be considered prior to it being finalised.

4. Engagement objectives

This engagement plan includes the following objectives to ensure consistency with the Government's Community Engagement Charter Principles:

- Ensure the community and stakeholders are aware that changes are proposed to the zoning of the Affected Area, specifically the changes to allotment dimensions which will provide opportunity for a greater diversity of housing types and densities than the existing housing stock in the area.
- To ensure the community and stakeholders have easy access to appropriate information about the proposed Code Amendment.
- To provide easy to understand written and graphic materials that explain and demonstrate the impacts of the proposed policy changes.
- To gain input from affected and interested community and other stakeholders in ways that are inclusive and engaging and inform the amendment.
- Inform participants in the engagement process of the outcome and final decision concerning the proposal and reasoning for these decisions.
- To obtain localised knowledge and perspective to inform the amendment.

5. Stakeholder identification and analysis

The primary audience for the engagement of this Code Amendment are the owners and occupiers of properties within the affected area and adjacent landowners, as well as any other relevant stakeholders.

Overall, the aim of the community engagement is to provide a level of engagement which seeks to work directly with the relevant stakeholders throughout the process to ensure that public concerns and aspirations are understood, considered and reflected in the Code Amendment process.

A stakeholder engagement approach has been prepared and is detailed in **Part 10**, with a summary of this analysis provided in **Table 1 below**.

Table 1 Stakeholder Analysis Summary

Inform and Consult	State Planning Commission Planning and Land Use Services / Attorney General's Department Local Government Association Landowners and occupiers within and adjacent to the Affected Area Department for Infrastructure and Transport (DIT) – Transport Services Housing SA Renewal SA Department for Environment and Water Environment Protection Authority Utility Providers State MPs Federal MPs City of Onkaparinga City of Holdfast Bay	<ul style="list-style-type: none"> • Letters • Website • Locally circulated newspaper • Information brochure
Inform and Consult	General public/wider community	<ul style="list-style-type: none"> • Website • Social Media • Locally circulated newspaper • Information brochure

The following agencies, State and Federal Members of Parliament, interested parties, individuals, communities of interest, and Councils will be consulted during the consultation stage of the draft Code Amendment:

- Landowners and occupiers within and adjacent to the Affected Area
- General public/wider community
- State Planning Commission
- Planning and Land Use Services / Attorney General's Department
- Local Government Association
- Department for Infrastructure and Transport (DIT) – Transport Services
- Housing SA
- Renewal SA
- Department for Environment and Water
- Environment Protection Authority
- APA Group
- ElectraNet Pty Ltd
- EPIC Energy

- SA Power Networks
 - SA Water
 - NBN
 - Other telecommunications providers
-
- Ms Erin Thompson MP (Member for Davenport)
 - Mr David Speirs MP (Member for Black)
-
- Ms Louise Miller-Frost MP (Federal Member for Boothby)
 - Ms Amanda Rishworth MP (Federal Member for Kingston)
-
- City of Onkaparinga
 - City of Holdfast Bay

6. Scope of influence

Aspects of the draft Code Amendment process which stakeholders and the community **can** influence are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- Potential applicable site dimensions (Technical and Numerical Variations) that are proposed for the selected zone.

Aspects of the draft Code Amendment process which stakeholders and the community **cannot** influence are:

- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.
- The policies contained within the General Modules of the Planning and Design Code.
- The extent and placement of desired land uses.
- The design of future development proposals eg: dwelling applications.

7. Key Messages

The following key messages will underpin the engagement regarding the draft Southern Suburbs Residential Policy Code Amendment:

- A section of the Affected Area currently within the Suburban Neighbourhood Zone is proposed to be rezoned to the Hills Neighbourhood Zone, to match the zoning of other properties within the Affected Area.
- Planning policy within the Hills Neighbourhood Zone, relating to residential allotment sizes (technical and numeric variations), is proposed to be amended to create one set of consistent (and appropriate) slope related policy (gradient/site dimensions etc.) that provides opportunity for low density infill development to occur in appropriate locations, particularly on gentle sloping sites.
- In preparing the Code Amendment, stakeholders and the community will be given opportunities to provide input and feedback for consideration by Council.

8. Level of Participation

The level of engagement for this project is based on the International Association of Public Participation (IAP2) Spectrum as it is well known and used by local governments.

The following level of engagement is proposed:

Inform	Consult
<i>To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.</i>	<i>To obtain public feedback on analysis, alternatives and/or decisions.</i>

9. Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Potential nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Land owners and occupiers within and adjacent to the Affected Area	High	<ul style="list-style-type: none">• High interest in the Code Amendment proposal and potential impacts, as the zone and policy changes directly relate to the future development of their locality.• How the Zone change will affect the street and general locality.• How the Zone change will affect the nature of traffic in the locality.	<p>That they will be kept informed, listened and feedback taken into consideration.</p> <p>Ensure their submission is acknowledged and reflected in the Code Amendment engagement process.</p> <p>Direct stakeholders to the SA Planning Portal and Council's Making Marion website to provide up to date information on the status of the draft Code Amendment process.</p> <p>Feedback provided after the Code Amendment engagement process to explain any policy amendments proposed to the draft Code Amendment (post engagement process)</p>	Inform and Consult
General Public/Wider Community	Medium	<ul style="list-style-type: none">• May have an interest in proposed changes to facilitate land division/redevelopment with a greater choice of residential housing		
Department for Infrastructure and Transport (DIT) – Transport Services	Medium	<ul style="list-style-type: none">• DIT may have an interest in any future implications on the main road system which may occur as a result of an increased number of residential allotments.		
Local Government Association	Medium	<ul style="list-style-type: none">• To review the proposed policy as the LGA has an interest in planning policy across metropolitan Adelaide; and• It is a mandatory requirement to notify the Local Government Association in writing and to be consulted in accordance with the PDI Act.		
State Planning Commission	Medium	<ul style="list-style-type: none">• May on request make recommendation to Minister whether to approve the Code Amendment.		
Attorney General's Department (Planning and Land Use Services)	Medium	<ul style="list-style-type: none">• Ensure the intent of the Planning and Design Code is maintained• Ensure the Code Amendment is undertaken in accordance with legislated requirements.• Approval authority for the Code Amendment.• Identified as a required consultation.		
Department for Environment and Water	Medium	<ul style="list-style-type: none">• Potential impacts on the environment and natural resources		
Housing SA	Medium	<ul style="list-style-type: none">• Interest in redevelopment potential of the land		
Renewal SA	Medium	<ul style="list-style-type: none">• Interest in redevelopment potential of the land		
Utility Providers	Medium	<ul style="list-style-type: none">• Interest in potential impact on capacity of existing infrastructure brought about by the proposed changes to facilitate an increase in housing numbers.• Identified as a required consultation		
State MP	Medium	<ul style="list-style-type: none">• Interest in development of land in their electorate• Interest in the views of residents in their electorate		
Federal MP	Medium			
Neighbouring Council's	Low	<ul style="list-style-type: none">• Identified as a required consultation.		

10. The Engagement Approach

Stage	Objective	Stakeholders/target audience	Engagement level	Potential Engagement activity	Timing	Who's responsible?	Resources required *	Risks and mitigation *
Code Amendment Engagement	<ul style="list-style-type: none"> Share information with the community and Agency's about the draft Code Amendment Explain the reasons for the draft Code Amendment Understand and consider the views of the stakeholder submissions received Inform and amend, where appropriate, the policy within the draft Code Amendment. 	<ul style="list-style-type: none"> Land owners in the Affected Area Adjacent landowners Local Government Association State Planning Commission Attorney General's Department/Planning Land Use Services Department for Infrastructure and Transport (DIT) – Public Transport Division Environment Protection Authority Department for Environment and Water Housing SA Renewal SA Utility Providers State MP's Federal MP's Neighbouring Councils 	Inform and Consult	<ul style="list-style-type: none"> Letters/emails to Stakeholders Information fact sheets Information on Plan SA Portal Information on Making Marion website Information on social media (i.e. Facebook, Twitter) Hard copy displays at Libraries ? Notice in the Advertiser Community Information Sessions ? Drop-In Sessions ? Public Meeting to hear any verbal submissions Survey after engagement process to seek feedback on the process. 	Eight (8) week consultation process. Date TBC	City of Marion	<ul style="list-style-type: none"> Letters (<i>targeted for different stakeholders</i>) Information Brochure SA Planning Portal – Have Your Say City of Marion Website – Making Marion City of Marion Social Media Pages 	<ul style="list-style-type: none"> Allow for a wide range of engagement resources to accommodate different stakeholder groups.
		<ul style="list-style-type: none"> General Public/Wider Community 	Inform and Consult	<ul style="list-style-type: none"> Website information Hard copy displays at Libraries Public Meeting to hear any verbal submissions Survey after engagement process to seek feedback on the process. 	Date TBC	City of Marion	<ul style="list-style-type: none"> SA Planning Portal – Have Your Say City of Marion Website – Making Marion City of Marion Social Media Pages Information Brochure 	<ul style="list-style-type: none"> Allow for a wide range of engagement resources to accommodate different stakeholder groups.

*this information does not need to be provided to the Minister

11. Community Engagement Plan

The scope for community engagement includes the following steps and timing.

Step	Title	Description
1.	Agreement from the Minister to Initiate a Code Amendment process (completed)	<ul style="list-style-type: none">• Proposal to Initiate an Amendment to the Planning & Design Code approved by the Minister• Information provided on the SA Planning portal and Council's website to advise of the Code Amendment process underway.
2.	Prepare Engagement Plan	<ul style="list-style-type: none">• Prepare a Community Engagement Plan in relation to the matter.
3.	Authorise Engagement Plan	<ul style="list-style-type: none">• Obtain approval of the Community Engagement Plan from Council
4.	Pre-Engagement	<ul style="list-style-type: none">• Ensure consultation material is ready to "go live" on the SA Planning Portal from the date of commencement of the planned consultation• <i>Forward material (publication instructions to be provided to AGD/PLUS at least 3 weeks prior to commencement of Engagement period)</i>• <i>Letters sent to owners/occupiers of affected land and adjacent land 4 days prior to the first day of the consultation period</i>
5.	Undertake Engagement	<p>The engagement activities anticipated include the following:</p> <ul style="list-style-type: none">• A copy of the draft Code Amendment in the SA Planning Portal.• A notice in the Advertiser Newspaper.• Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make a submission.• Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries.• Invitation to prepare submissions online or via post.• A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.• Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment.• City of Marion social media platforms.• A Public Meeting to be held at the culmination of the consultation process to hear any verbal submissions <i>(if required)</i>.
6.	Consider Submissions	<ul style="list-style-type: none">• Review and consider written submissions received.• Copy of written submissions received made publicly available on Council's 'Making Marion' website.
7.	Prepare Report	<ul style="list-style-type: none">• Prepare an engagement report which:<ul style="list-style-type: none">• Summarises the community engagement process and outcomes.• Present comments on the feedback provided.• Make recommended responses.
8.	Council Decision	<ul style="list-style-type: none">• Council Members will consider the report and recommendation(s) and decide on the matter.• Communicate Council's decision and next steps in the Code Amendment process through Council's 'Making Marion' website and in writing to all persons who provided submissions.• The Engagement Report and Code Amendment Report to be made publicly available on Council's 'Making Marion' website and on the SA Planning Portal.
9.	Minister Decision	<ul style="list-style-type: none">• Engagement report and Code Amendment submitted to the Minister for decision on the Code Amendment.• On-going updates on the Code Amendment process will be provided on Council's dedicated 'Making Marion' website and through the SA Planning Portal for the project including submission of the Code Amendment to the Minister for consideration and the process of Parliamentary scrutiny following the Minister's decision.
10.	Communicate Decision	<ul style="list-style-type: none">• Following a decision of the Code Amendment by the Minister, communicate decision through Council's 'Making Marion' website and through the SA Planning Portal and in writing to all persons who provided submissions.

12. Applying the Charter principles in practice

The South Australian Community Engagement Charter outlines five principles that describe what is important when engaging on the establishment or amendment to planning policy, strategies or schemes. Table 2 below outlines how the Code Amendment engagement process will align with these principles.

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<ul style="list-style-type: none">• Provide clear and concise information to ensure community understanding of the Code Amendment process and the planning policy proposed in the draft Code Amendment.• Provide opportunity for stakeholders and the community to identify their issues through a submission which will be reviewed and considered before finalising the Code Amendment.
Engagement is inclusive and respectful	<ul style="list-style-type: none">• Provide people appropriate opportunity to participate via various engagement methods (i.e. website, direct letters and social media) and have the opportunity to be heard via written and verbal submission.• All comment/feedback is recorded and considered
Engagement is fit for purpose	<ul style="list-style-type: none">• Provide clear and concise information that is publicly available to ensure people understand what is proposed and how to participate in the Code Amendment engagement process.• Engagement activities are appropriate to the scale and likely impact of the proposal
Engagement is informed and transparent	<ul style="list-style-type: none">• Information is presented in a concise and easy to understand format which clearly articulates the proposal, any potential impacts, the engagement process and invites feedback/participation.• Information is clear about the aspects of the proposed amendment that stakeholders can influence and those that they cannot• At the end of the engagement process, a report summarising the feedback received, any proposed alterations made to the draft Code Amendment, and the subsequent decision process, is to be prepared and used to inform stakeholders.
Engagement is reviewed and improved	<ul style="list-style-type: none">• Monitor the engagement plan and adjust if required during the engagement period• The Code Amendment Engagement process is evaluated and measured at the conclusion of the engagement process and reported on in the Engagement Report.• Learnings obtained from the engagement process, will help improve future engagement processes

Table 2 Alignment of engagement activities against the Charter’s Principles

13. Evaluation

At the completion of the engagement, all participants will be invited to assess the success of the engagement against performance criteria one to four, below. The project manager, with assistance from communications and engagement specialists, will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report (section 73(7) of PDI Act) that is sent to the State Planning Commission and the Minister for Planning and which details all engagement activities undertaken. It will also be referenced in the Commission Report (section 74 (3)(b) that is issued to the Governor of South Australia and the Environment Resources and Development Committee of Parliament. Any issues raised about the engagement during the engagement process will be considered and action will be taken if considered appropriate.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available, and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed, and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place or recommended for future engagement.	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> Pre-statutory engagement occurred before undertaking the Code Amendment process to inform directly affected landowners that a Code Amendment process was being considered. Engagement occurred before or during the drafting of the planning policy, strategy, or scheme when there was an opportunity for influence. 	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy, or scheme.	<ul style="list-style-type: none"> Engaged when there was opportunity for input into the draft Code Amendment 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy, or scheme	<ul style="list-style-type: none"> Engagement contributed to the substance of the final draft Code Amendment for decision. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Per cent from each response.
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Per cent from each response.
9	Charter is valued and useful	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the Charter and Guide		

14. Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
Keep a contact register of all participants who lodge formal submissions or make enquiries during the engagement period, to use to provide feedback on the process and outcomes.	Marion Council	On receipt of a submission provide a written acknowledgement. Ongoing during the engagement period
Seek feedback on the effectiveness of the engagement process from all participants through an evaluation survey.	Marion Council	As soon as practicable post-consultation
Prepare an Engagement Report. Summarise and sort feedback into a set of key themes and advise how this information has been used to inform/change the Code Amendment. – to be provided to engagement participants for their information. Ensure the Engagement Report is available to the community and stakeholders.	Marion Council	As soon as practicable post-consultation
All stakeholders who provided a submission will be directly notified in writing by letter and / or e-mail.	Marion Council	Following a review of the submissions received a decision has been made by Council on a final draft Code Amendment.
The public will be made aware of the outcomes via information made available on the Plan SA Portal and Council's 'Making Marion' website.	Marion Council	Following a review of the submissions received a decision has been made by Council on a final draft Code Amendment.

7.3 Tiny Houses

Report Reference	PDC220906R7.3
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Tony Lines

REPORT OBJECTIVE

The purpose of this report is to provide the Committee with an overview of the Tiny Houses movement and how they would be dealt with under current South Australian planning regulations.

EXECUTIVE SUMMARY

The Tiny House movement advocates for sustainability and minimalism with Tiny Houses often marketed as an option for ancillary accommodation for relatives, as tourist accommodation and as a potential solution to the housing affordability crisis, while reducing dwelling footprints.

Tiny Houses are not specifically referred to within South Australia's relevant planning legislation and whether or not they form Development would be assessed on a case-by-case basis and would likely depend on the nature of attachment to the land as well as their proposed use.

Projects have been undertaken elsewhere in Australia utilising Tiny Houses as environmentally and economically sustainable housing solutions for people experiencing or at risk of homelessness. How these might fit within the South Australian planning framework in the City of Marion could potentially be explored further.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

What is a Tiny House?

While there are numerous definitions for Tiny Houses across the world, the Australian Tiny House Association defines a Tiny House as 'a moveable dwelling suitable for permanent residential use, with self-contained amenities and services and the option to be grid connected'¹. Tiny Houses generally fit into two categories; Tiny Houses on wheels (THOW) and Tiny Houses on skids (THOS), being a temporary foundation to allow for relocation of the Tiny House.

A condensed footprint, an expanding movement.

The Tiny House movement has risen in popularity as both an architectural and social movement which advocates for sustainability and minimalism through reduced dwelling footprints, fewer possessions, and increased flexibility. Whilst the root of this movement is based in the idea of simplifying needs to escape a consumer economy, Tiny Houses are often marketed as an option for

¹ The Australian Tiny House Association <[About – Australian Tiny House Association](#)>

ancillary accommodation for growing families or relatives, or tourist accommodation to bring in additional income through advertising with short-stay services.

Due to the rise of working-from-home arrangements during the pandemic, Tiny Houses have also been promoted as a solution to work from home but separated from the main dwelling and its various distractions. Tiny Houses may have a role to play in the solution to the housing affordability crisis. Separating the concepts of 'house' and 'land' frees a Tiny House from some of the pressures of the housing market. In addition, Tiny Houses could be utilised as transitional housing, bridging a gap between homelessness and social housing. As the Tiny House movement expands and shifts to meet various growing needs, State and Local Governments need to consider how Tiny Houses fit into their regulatory responsibilities, and what role they can play in facilitating flexible and reduced footprint living options in assisting to address social issues of housing affordability and homelessness.

South Australian Planning Legislation

Tiny House structures

As defined by Section (3) of the Planning, Development and Infrastructure Act 2016, 'development' includes 'building work', which involves (among other things) the construction of a 'building'. A 'building' is defined 'to include a structure or portion of a structure, whether temporary or permanent, moveable or immovable and includes a boat or pontoon moored or fixed to the land, or a caravan permanently fixed to land'. As such, a Tiny House is a structure.

However, in accordance with case law (in particular *Ford v City of Burnside* [2015] SAERDC 13 and *Noarlunga City Corporation v Fraser* (1986) 42 SASR 450) the definition of 'building work' is not intended to catch all things erected on land regardless of their permanence or mobility. Rather, this definition is intended to apply to structures that are in the nature of a fixture to the land, either due to physically being affixed to the land, or (in the case of a moveable object) being of such a scale that they are in essence a fixture.

For example, placing a shipping container on the land (and not fixing it to the land) has been considered by the ERD Court to constitute building work due to the process involved in removing the shipping container from the land, which would likely require a crane to lift the shipping container from the land.

Accordingly, whilst a Tiny House is indeed a structure, a Tiny House on wheels (THOW) likely does not possess the necessary connection or relationship to the land to be considered development. Whether or not a Tiny House on skids (THOS) is considered to be in essence a fixture to the land may depend on its location on a site, and whether a crane is required during the process of removing the structure from the land.

The use of Tiny Houses on residential land

Just as the parking of a caravan on residential land by a person who lives in the associated dwelling does not require Development Approval, the act itself of parking a Tiny House on wheels on your residential land would not require Development Approval. However, just like caravans, should these structures be tenanted for permanent residential use, that use may indeed require Development Approval, as either ancillary accommodation or a second dwelling on the land. Assessment of such applications would be subject to the relevant provisions of the Planning and Design Code. Similarly, should a Tiny House be utilised for 'short-stay' accommodation, the use of the Tiny House would likely be considered development.

The use of a moveable Tiny House as a 'work from home office' however, may fall within the ambit of 'home activity' provided it;

- relates to use of a site by a person resident on the site

- does not detrimentally affect the amenity of the locality or any part of the locality
- does not require or involve any of the following:
 - assistance by more than 1 person who is not a resident in the dwelling
 - use (whether temporarily or permanently) of a floor area exceeding 30 m²
 - the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality
 - the display of goods in a window or about the dwelling or its curtilage
 - the use of a vehicle exceeding 3 tonne tare in weight.

As a growing, but relatively new concept in Australia, Tiny Houses are not specifically referred to within South Australia's relevant planning legislation. Whether or not they form Development will need to be assessed on a case-by-case basis and will likely depend on the nature of attachment to the land as well as their proposed use. Assessment of those which are considered a form of development will, if not deemed-to-satisfy, have regard to the merit of the proposal against the relevant performance outcomes of the Planning and Design Code in relation to the subject land.

Tiny Houses: a social solution?

Housing affordability

Tiny Houses may have a role to play in the solution to the housing affordability crisis, which is closely linked to a high demand (and limited supply) of land. The Planning and Design Code includes an Affordable Housing Overlay, which seeks for development comprising 20 or more dwellings/allotments to incorporate affordable housing, suited to a range of incomes including households with low to moderate incomes. Affordable Housing is allowed a number of dispensations in assessment criteria. However, this 'affordable housing' closely resembles typical housing options and is still linked to the availability of land and remains out of reach for many on lower incomes.

The flexibility of Tiny Houses means that the 'Australian dream' of home ownership may be possible to those who cannot afford land, given a tiny house can be moved with minimal disruption as needs change. However, as outlined above, Tiny Houses are not specifically referred to in South Australia's current planning legislation. Particularly where a Tiny House is to be used as a dwelling (to provide an affordable dwelling option), current planning policy lacks the flexibility to allow meaningful dispensations to accommodate what is a very different type of dwelling to the standard housing stock. In order for Tiny Houses to form a viable option in the affordable housing space, more flexible planning policy may need to be implemented in order to allow more certainty to social housing providers in creating a more diverse affordable housing stock.

Transitional housing

'Homelessness is not just the result of too few houses. Its causes are many and varied'.ⁱ However, many people continue to cycle through homelessness due to a lack of appropriate housing options.ⁱⁱ An opportunity exists for Tiny Houses to be utilised as transitional housing, bridging a gap between homelessness and social housing. There are a number of collectives and not-for-profit organisations within Australia who are seeking to provide socially, environmentally and economically sustainable affordable housing solutions for people experiencing or at risk of homelessness.

Some examples of Tiny House projects with a social focus are listed below:

- Launch Housing, Victoria
- Kids Under Cover, Victoria
- Backtrack Youth Works, New South Wales
- Tiny Homes Project, CHIRP Community Health, Victoria
- Transition Village Wallan, Victoria

- Forage Built, South Australia
- Prefab21, Victoria

An opportunity exists for further research into these projects in relation to the various planning frameworks within which they exist, and how this may translate to similar projects within the City of Marion should they arise.

ATTACHMENTS

Nil

ⁱ Census of Population and Housing: Estimating Homelessness < [Census of Population and Housing: Estimating Homelessness, 2016 | Australian Bureau of Statistics \(abs.gov.au\)](#) >

ⁱⁱ Flatau, P., Tyson, K., Callis, Z., Seivwright, A., Box, E., Rouhani, L., Lester, N., Firth, D. Ng, S-W. (2018), The State of Homelessness in Australia's Cities: A Health and Social Cost Too High, Centre for Social Impact The University of Western Australia, Perth, Western Australia <www.csi.edu.au/research/project/the-state-of-homelessness>

8 Reports for Noting

8.1 Development Services Activities Update

Report Reference	PDC220906R8.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Tony Lines

REPORT OBJECTIVE

To provide the Planning and Development Committee with an overview of the status of the planning system from a performance, planning, building and compliance perspective.

EXECUTIVE SUMMARY

The Planning and Design Code (the Code) commenced on 19 March 2021 and is now the legislated rule book for processing and assessing development applications.

The City of Marion prepared extensively for the changeover, from both a policy and a business readiness perspective.

Since commencement of the Code, staff have primarily operated under the new system and therefore have had the opportunity to better understand the Code policy content and its impacts on the organisation and community.

The report provides a 'snapshot' of how the system is operating and is a standing report for the Committee to monitor development system performance.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

BAU Updates

System Enhancements

Planning and Land Use Services (PLUS) continues to make updates and enhancements to the ePlanning Portal to improve workflow efficiencies, user interface, and resolve ongoing system errors.

The new Workload Management report is continuing to be updated and future enhancements are in progress, bringing together information and data currently available in a variety of reports, into one place. Recently staff participated in a workshop discussing post approval reporting, from this PlanSA has formed a working group to test and have further input on inspection compliance reporting.

Amendments to P&D Code

Minor changes were made to the Public Notification table of each zone in early March. These changes were procedural in nature and clarified inconsistencies in the Code.

PLUS is in the process of undertaking a miscellaneous Code Amendment and is currently seeking technical feedback from the planning industry on the content of Public Notification tables, new assessment pathways and related policy and potential policy refinement and new/updated planning definitions.

'Live' Snapshot

The following table (1) provides a 'live' snapshot of the system as at 20 April, 16 June and 22 August 2022. The live snapshot illustrates only a slight decrease in the number of applications in the process of Planning or Building Verification (i.e. quasi assessment prior to formal payment being received) and a notable drop in the number of overdue assessments.

Table 1: Snapshot of applications

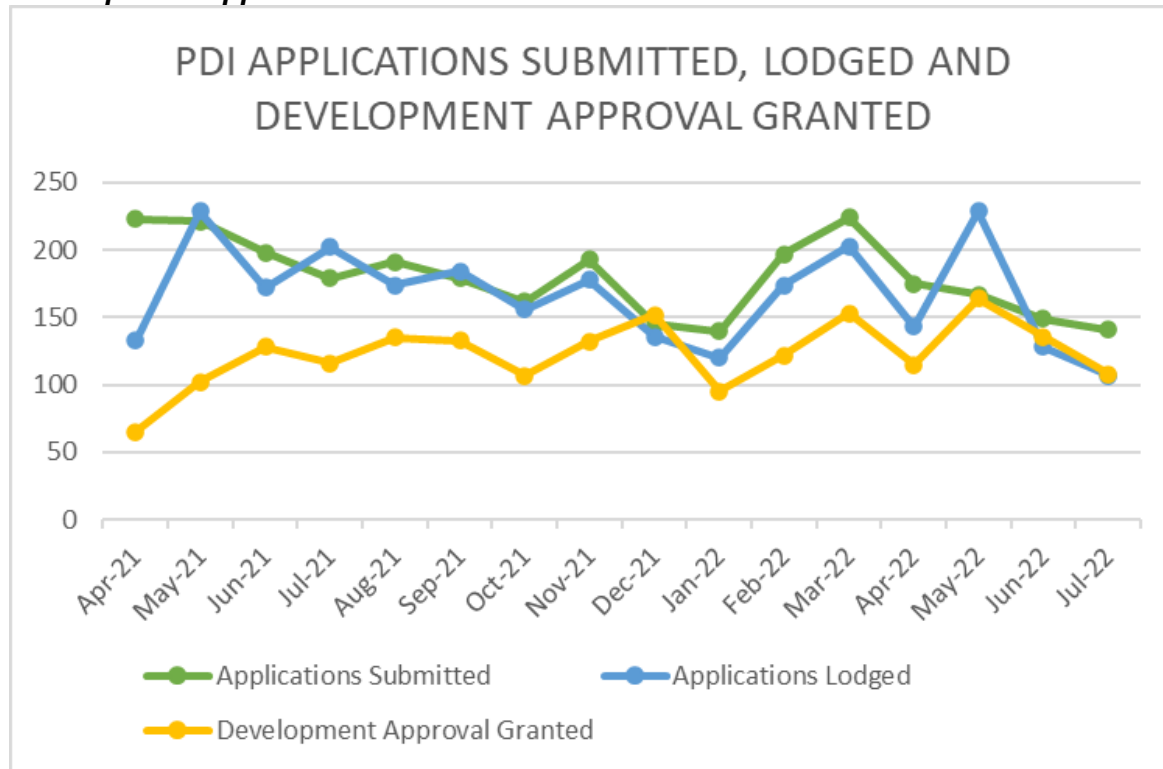
Status	Number as at 20 April 2022	Number as at 16 June 2022	Number as at 22 August 2022
Verification Check	20	36	32
Overdue Verification Check	2	0	0
Awaiting Mandatory Verification Documentation	147	123	130
Awaiting Fee Payment	26	28	30
Total Active Assessments	122	126	121
Overdue Assessments	7 – Active 22 – Paused	5 – Active 29 – Paused	5 – Active 7 – Paused
Formal Request for Further Information	25	37	25
Active Referrals	7	7	9
Active Public Notification	0	7	3

Overdue assessments: Active = Council awaiting further information from the applicant

Overdue assessments: Paused = Application on Hold

Development Assessment

Development Applications



Submitted: When a user clicks on Submit for a new application, the application becomes submitted and receives a submitted date.

Lodged: The lodgement date of an application is recorded on the day that fees have been paid, for the fees raised during verification of the first consent.

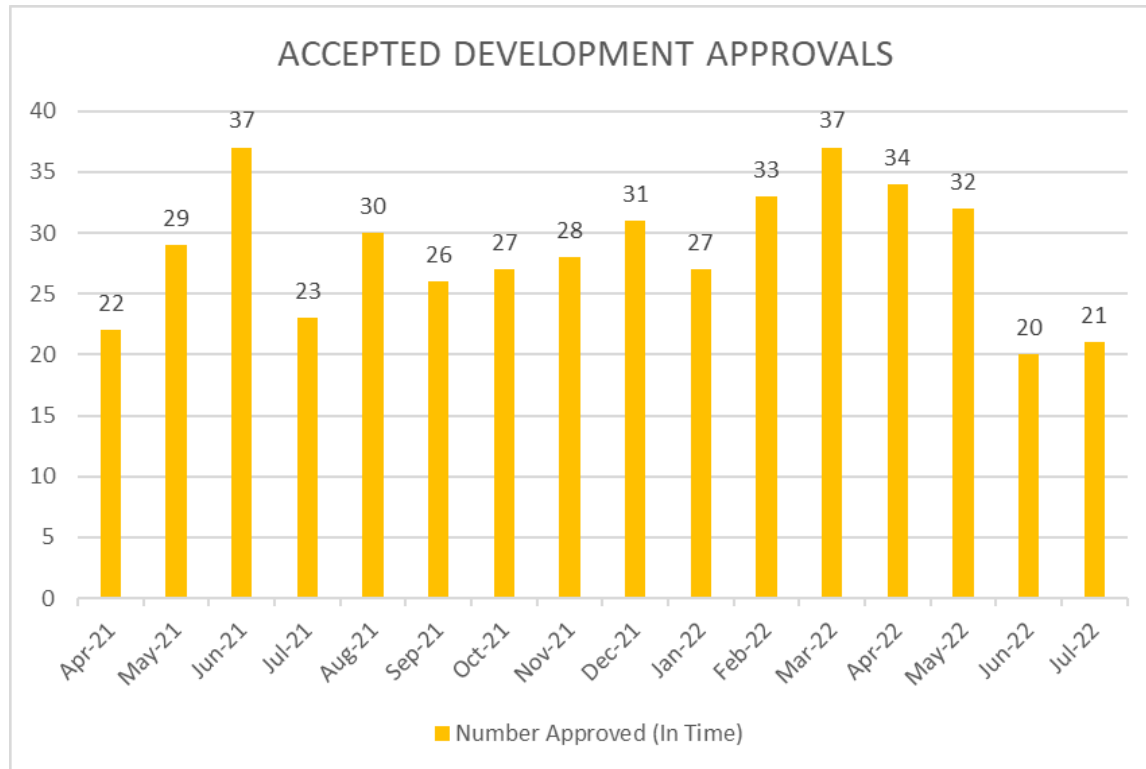
Development Approval: Permission to undertake a development, granted by the relevant authority.

Comment:

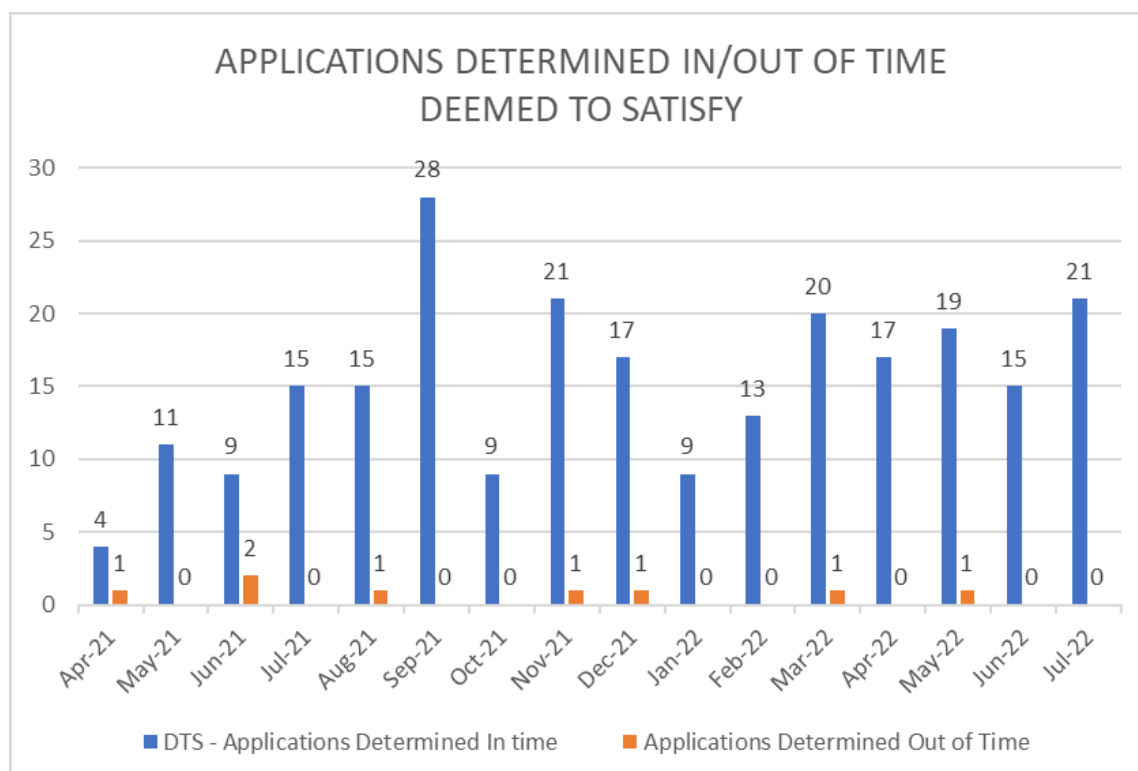
The number of applications submitted for verification exceeds the total number of applications receiving Development Approval and reflects the current downward trend.

PDI - Planning Consents

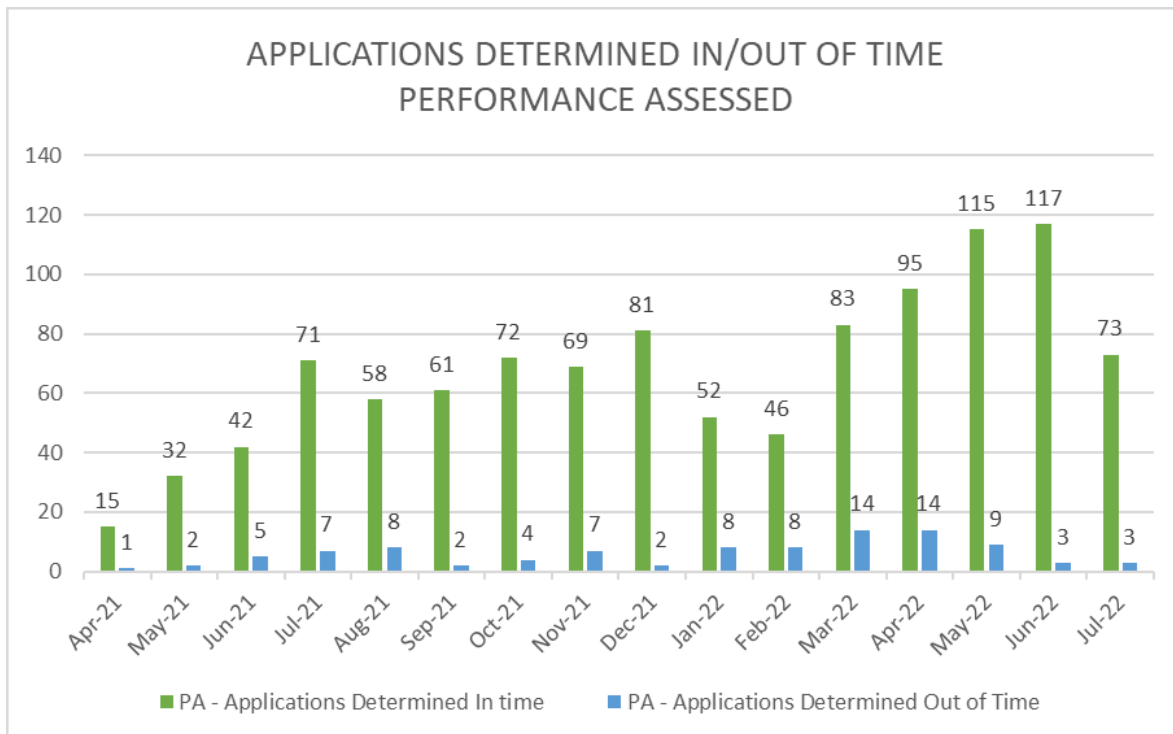
Planning and Land Division Consents by Relevant Authority



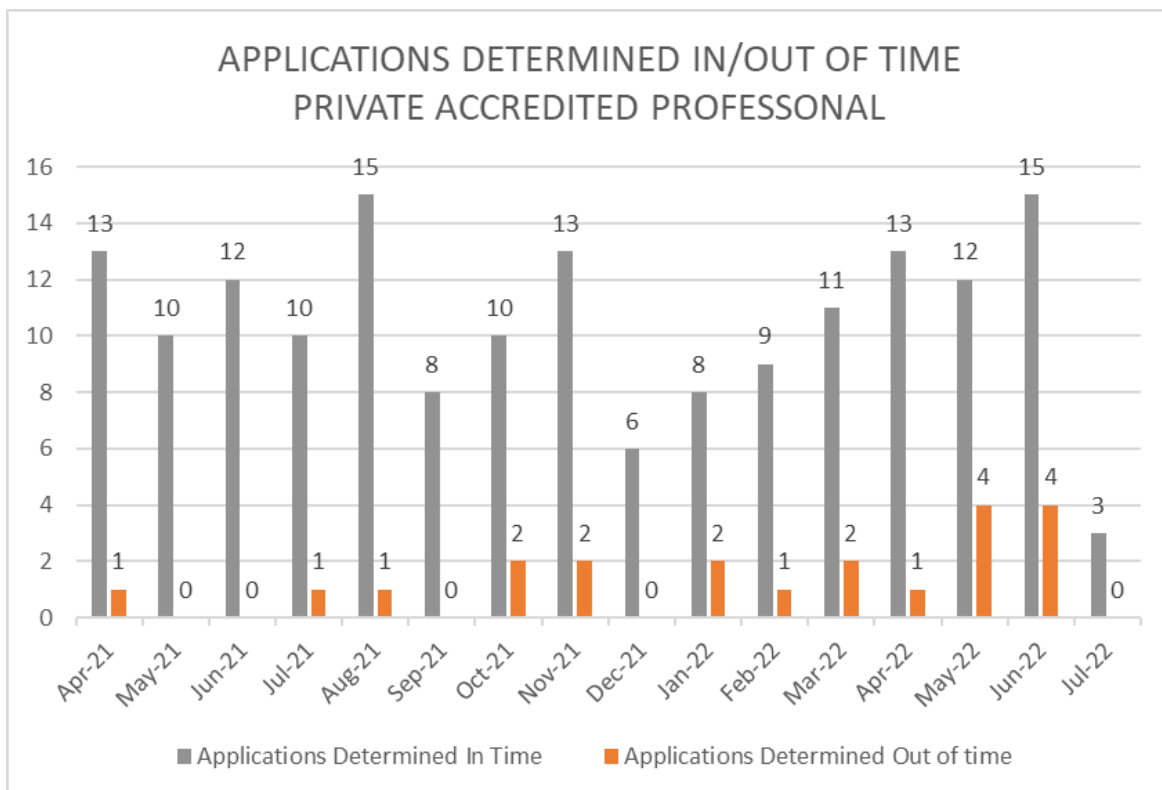
Accepted: Accepted development includes minor and standard applications which only require building consent. Upon lodgement these applications are reviewed by Administration to ensure they comply with the 'Accepted' criteria.



Deemed to Satisfy: Five business day are provided for the 'Tick & flick' planning assessment.



Performance Assessed: Twenty business days are provided for the assessment against the Code's Desired and Performance Outcomes (additional time is provided for applications requiring Public Notification or proposing land division).



Percentage of Decisions made within Timeframes – January-July 2022 (inclusive)

Assessment Manager - Deemed to Satisfy (DTS): 98.25%

Assessment Manager Performance Assessed: 89.85%

Private Accredited Professional: 80.29%

Deemed Consents

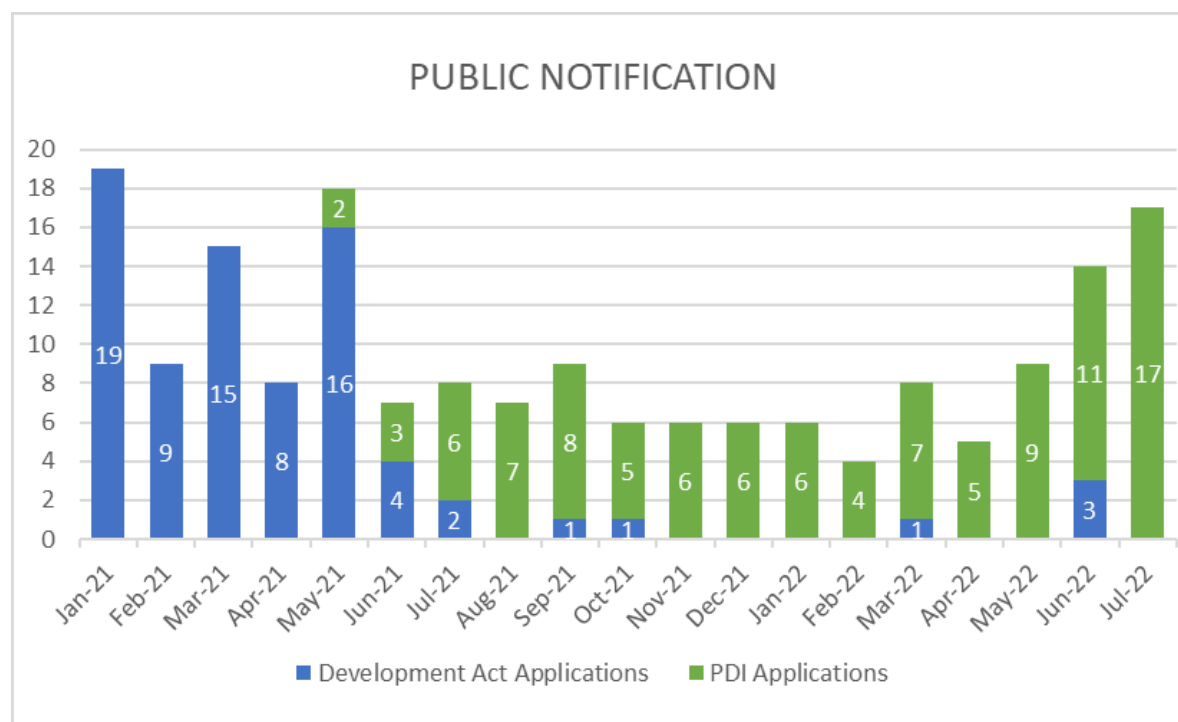
Nil

Comment:

The number of Planning Application's determined (i.e. Planning Consent granted or refused), whether Deemed-to-Satisfy or Performance Assessed, were the lowest since February. The decrease in the number of determinations may be a consequence of the gradual downward trend in lodgements during June and July, and a reduction in staff numbers due to leave and covid related absences.

The number of applications determined 'out of time' continue to be low, with many within 1-2 days of the due date and having had required internal review by another officer prior to a decision being issued.

Public Notification



15 business days for public notification and 15 business days for applicant response.

Comment:

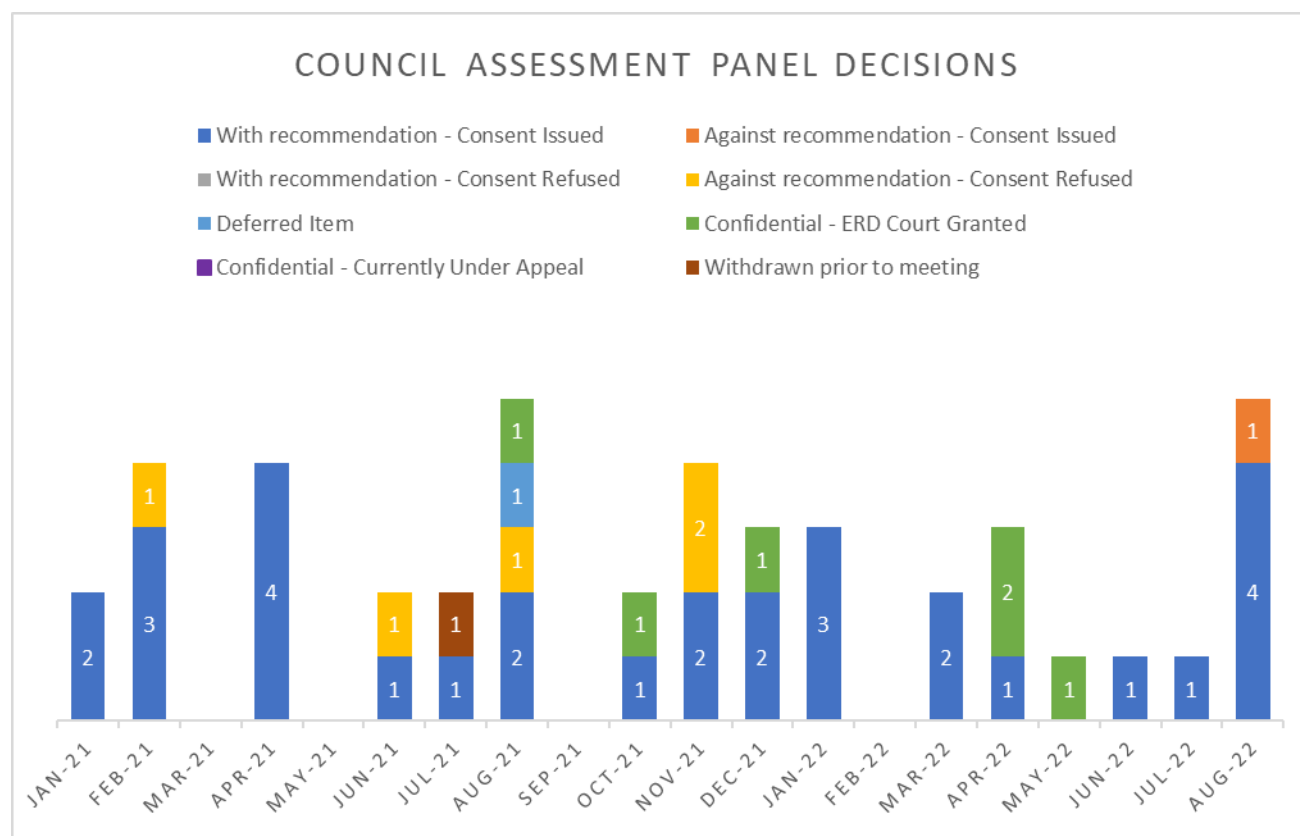
The number of applications placed on Notification in June and July were the highest since May 2021; and included the highest number of PDI applications since the introduction of the Code. A range of residential and non-residential applications were notified.

Council Assessment Panel (CAP)

Meetings and Decisions

The next CAP meeting is due to be held, Wednesday, 7 September 2022.

	Meetings	PDI Items	Dev Act Items	Applicants Heard	Representors Heard
2021	11	7	21	17	19
2022 Jan-July	7	14	2	10	9



Comment:

The number of applications considered by the Panel in August were the highest in 12 months. The application's considered were a mixture of residential and non-residential. All applications considered by the Panel were a result of representations wishes to be heard in respect of their representation.

ERD Court Appeals

Appeals Against Panel Decisions

New Appeals - Nil

On-going Appeals – Nil

Appeals Against Delegated Applications

New Appeals and On-going Appeals – Nil

Appeals Against Enforcement

New Appeals – Nil

On-going Appeals

Address	Appeal Lodged	Current Status
666 Morphet Road Seaview Downs	27/04/2022	Adjourned until 9 September 2022

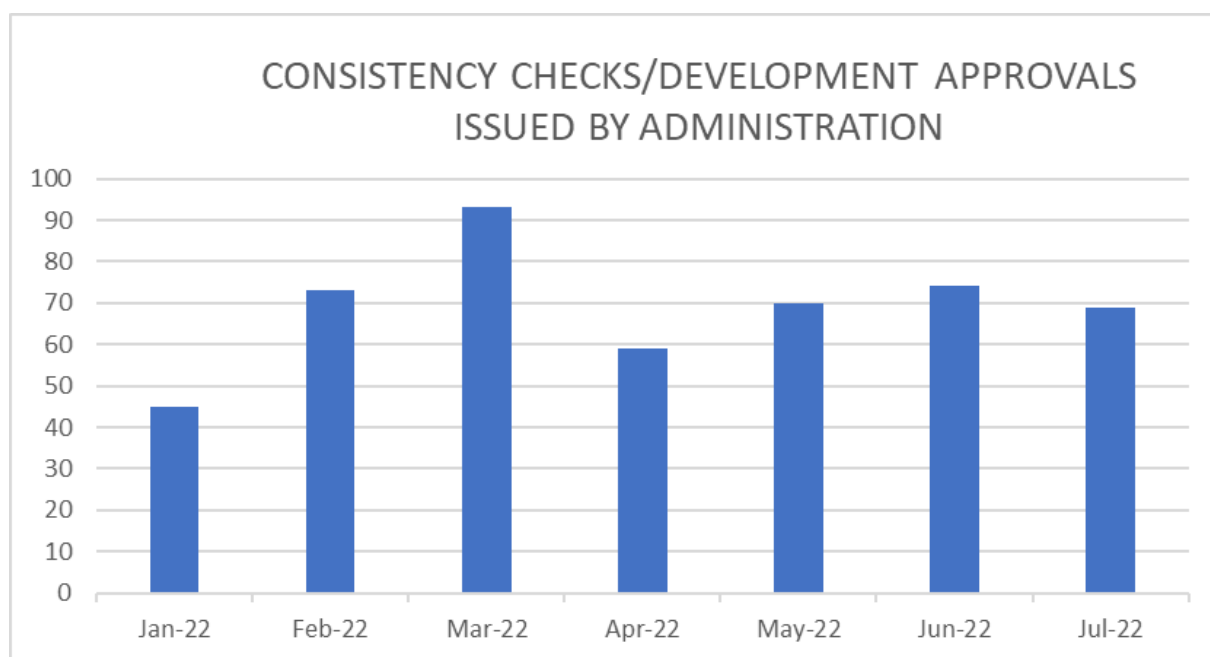
Review of Assessment Manager Decisions

Council has not received an application to review a decision by the Assessment Manager.

Note: For planning consent applications where the Assessment Manager is the relevant authority, the PDI Act introduces a new means of appeal for applicants as an alternative to appealing to the ERD Court. Applicants may seek a review of a prescribed decision of the Assessment Manager by the Council Assessment Panel. The CAP has adopted a [Review of Decision of Assessment Manager Policy](#) to guide this process.

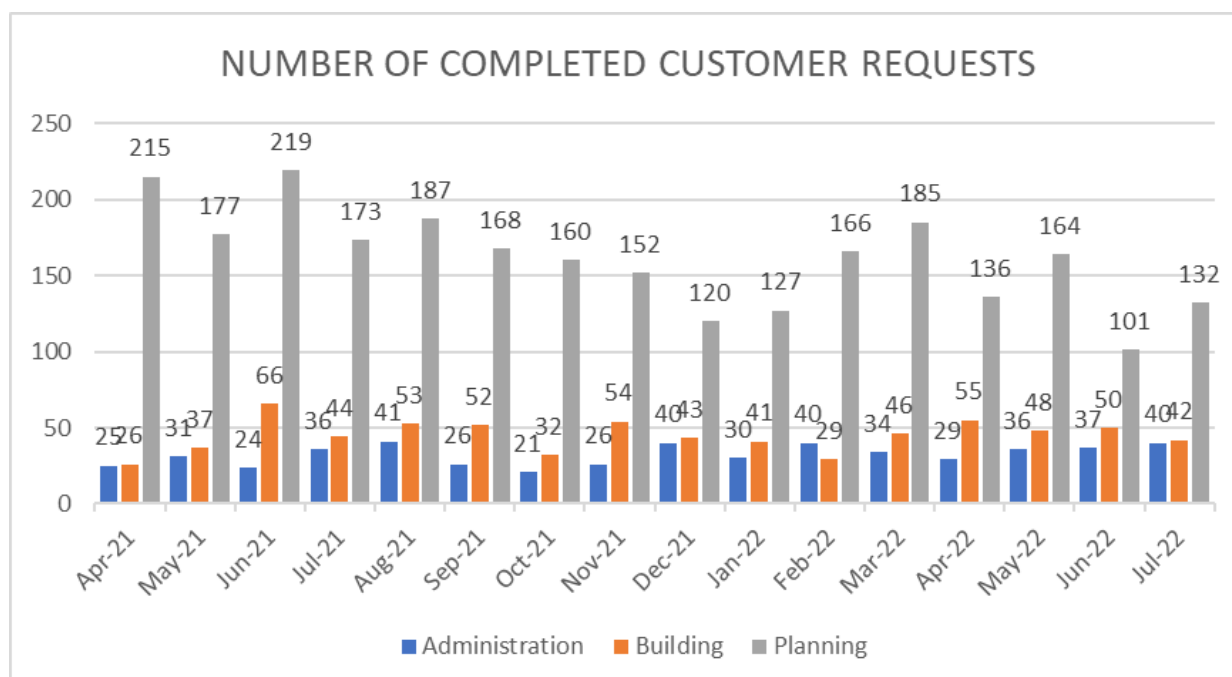
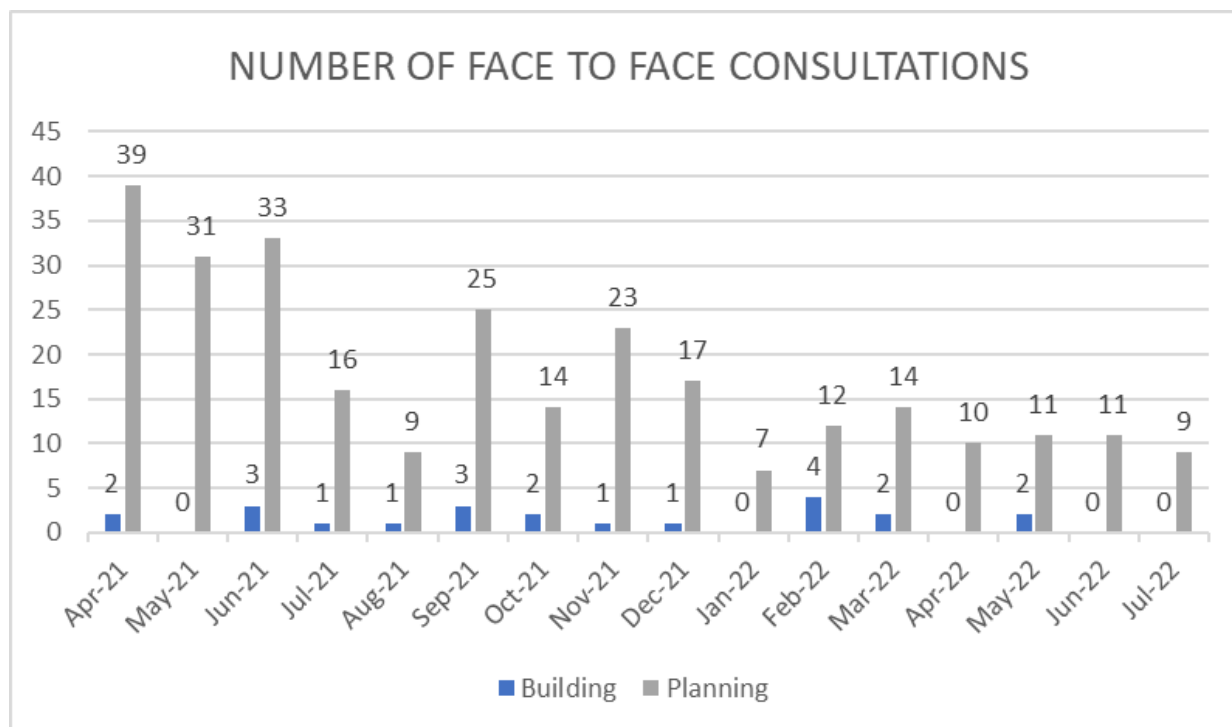
Consistency Checks/Development Approvals Issued by Administration

Consistency checks are undertaken when building rules consent is received from the Private Certifier. The plans approved by the Private Certifier are checked against the Planning Consent to ensure that the plans are consistent. The graph below illustrates the number of checks undertaken where full development approval has then been issued.



Customer Interactions

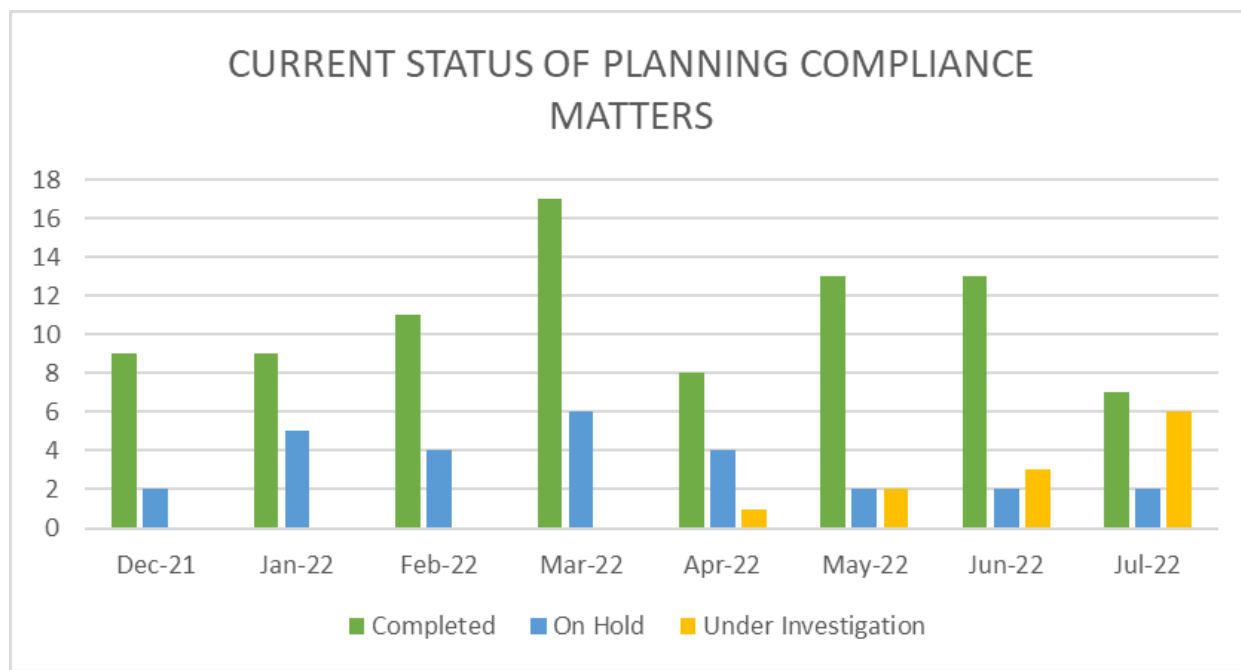
Development advice is provided to customers via phone, email and in person at the Administration Centre. Rostered Duty Planner and Duty Building Officers are available to answer preliminary and general enquiries during Administration Centre opening hours. The Development Administration team are also available to answer general questions, lodgements, and copies of plans enquiries.



Note: This data does not include ad-hoc enquiries, calls answered at the time of first contact or queries answered by the Customer Service Centre Team.

Comment:

The number of customer interactions remains high. It should be noted, whilst a number of events would be simple and require the provision of limited information, others may require considerable time resources and provisions of detailed and comprehensive information.

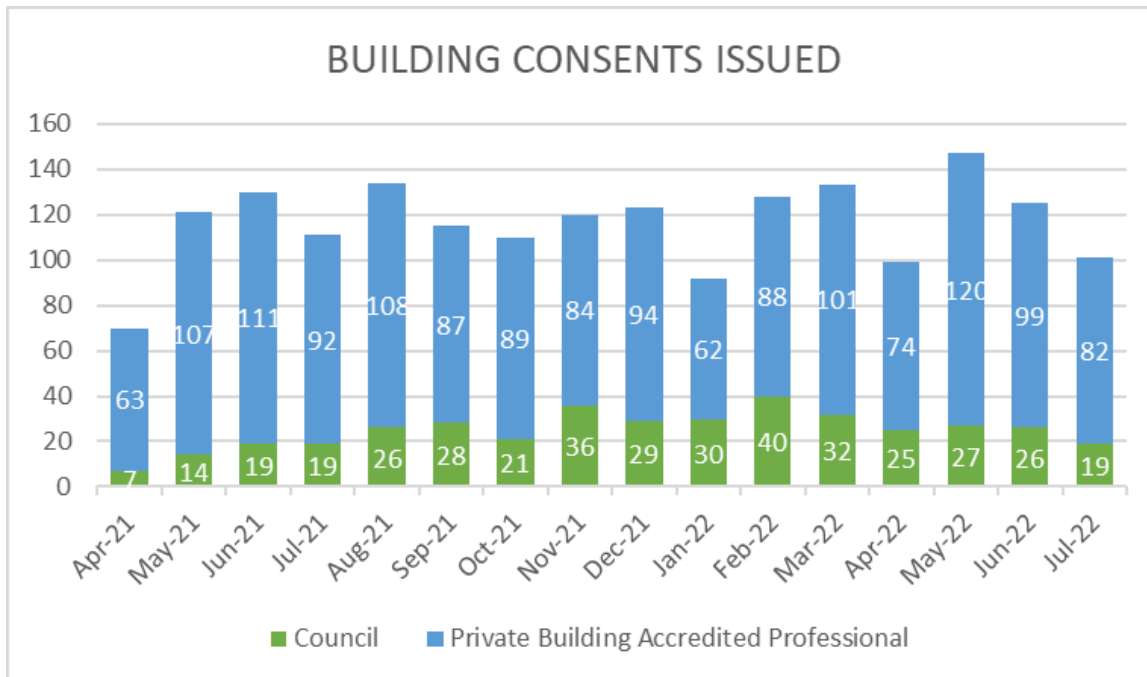
Planning Compliance

Comment:

Staff are investigating opportunities for Council to increase the operational capacity of compliance resources to undertake more proactive compliance, particularly focused on the increased conditions stemming from the PDI Act including the inclusion of tree planting and rainwater tanks.

Building Compliance

	On Hold	Under Investigation
Jul-22	7	5

Building Consent Decisions

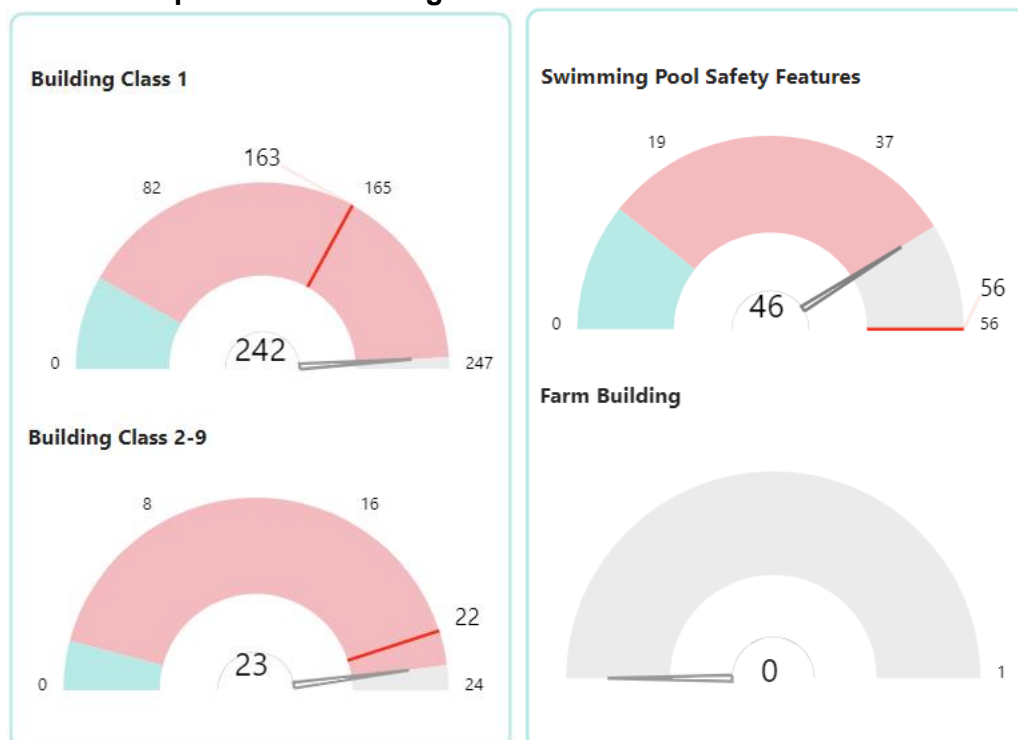


Note: Building Rules Consents are assessed by Council or private assessors known as Private Certifiers, these privately certified assessments still need to be registered, checked and Development Approval issued by Council.

Building Inspections

The following data is taken directly from the Plan SA portal.

Current Snapshot – as at 2 August 2022



Notes: The red line indicates the number of required inspections as directed by legislation and the 'needle' indicates how many inspections have been undertaken.

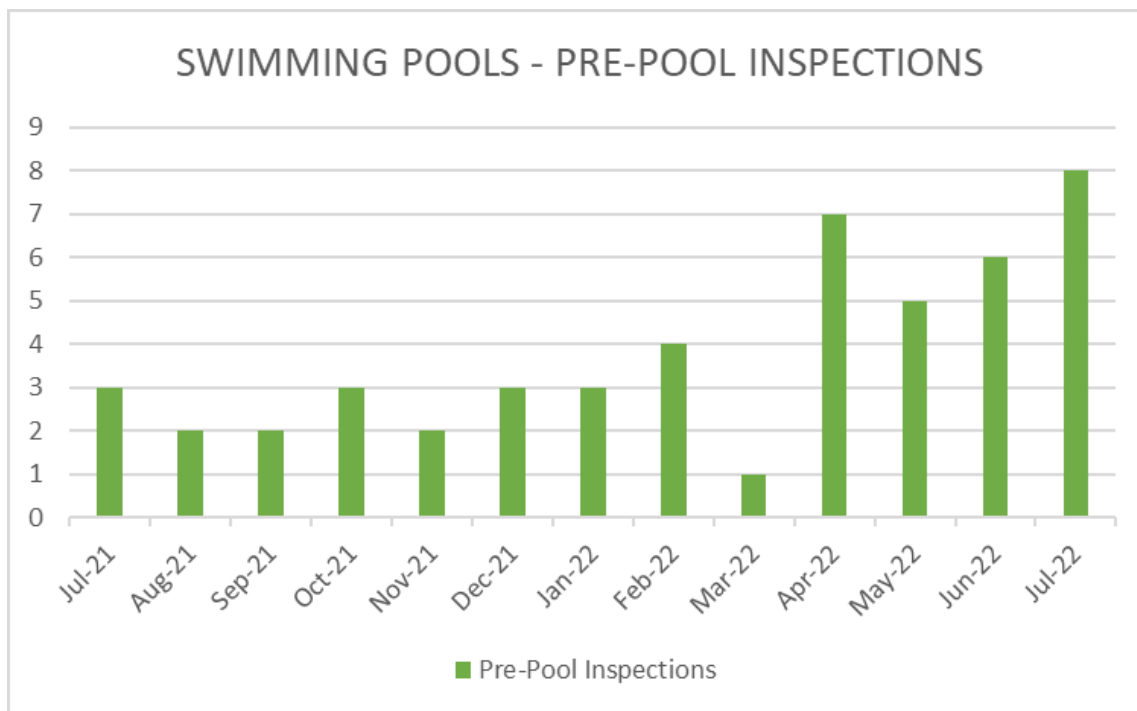
Council does not have any farm buildings to inspect, this is a fixed screen that demonstrates the limitations of the reporting and data presentation available through the Plan SA Portal.

Swimming pools are below the required inspection rate as the image indicates the number of commencement notifications received and we inspect at completion (to ensure safety fencing meets the requirements).

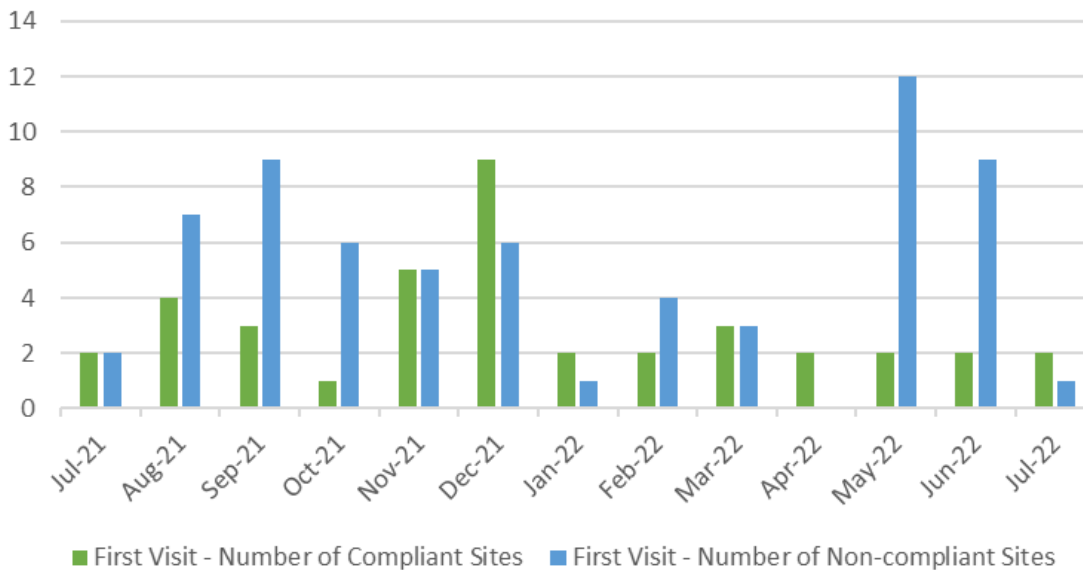
Comment:

Council is required to inspect:

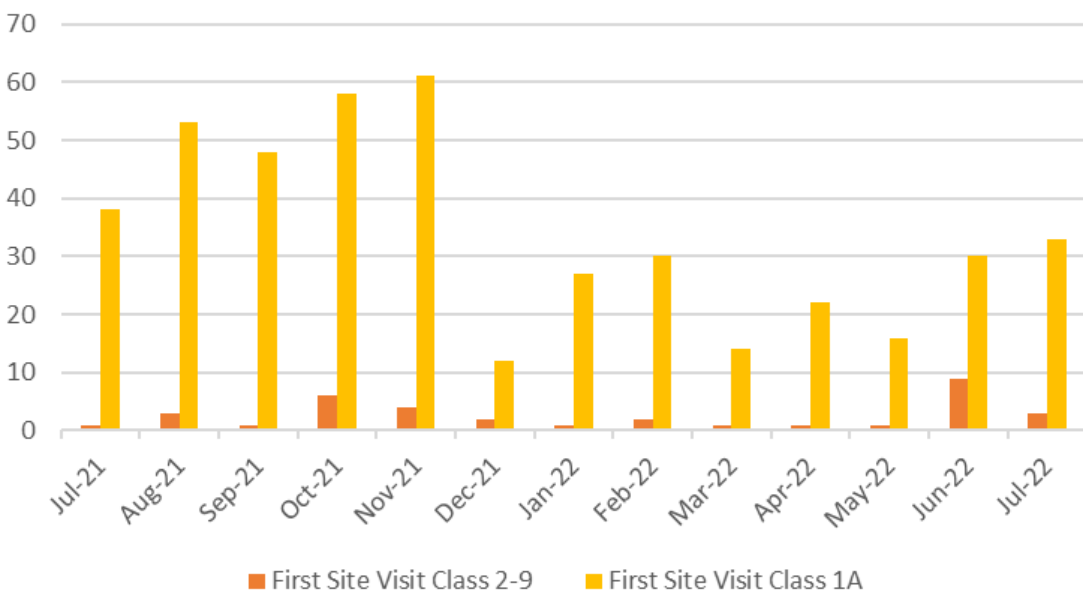
- Minimum 66% building class 1, at least once (currently 100% inspected)
- Minimum 90% building classes 2-9, at least once (currently 100% inspected)
- 100% swimming pools and pool fences, at completion (currently 100% of those completed have been inspected).



SWIMMING POOLS - FIRST SITE INSPECTIONS



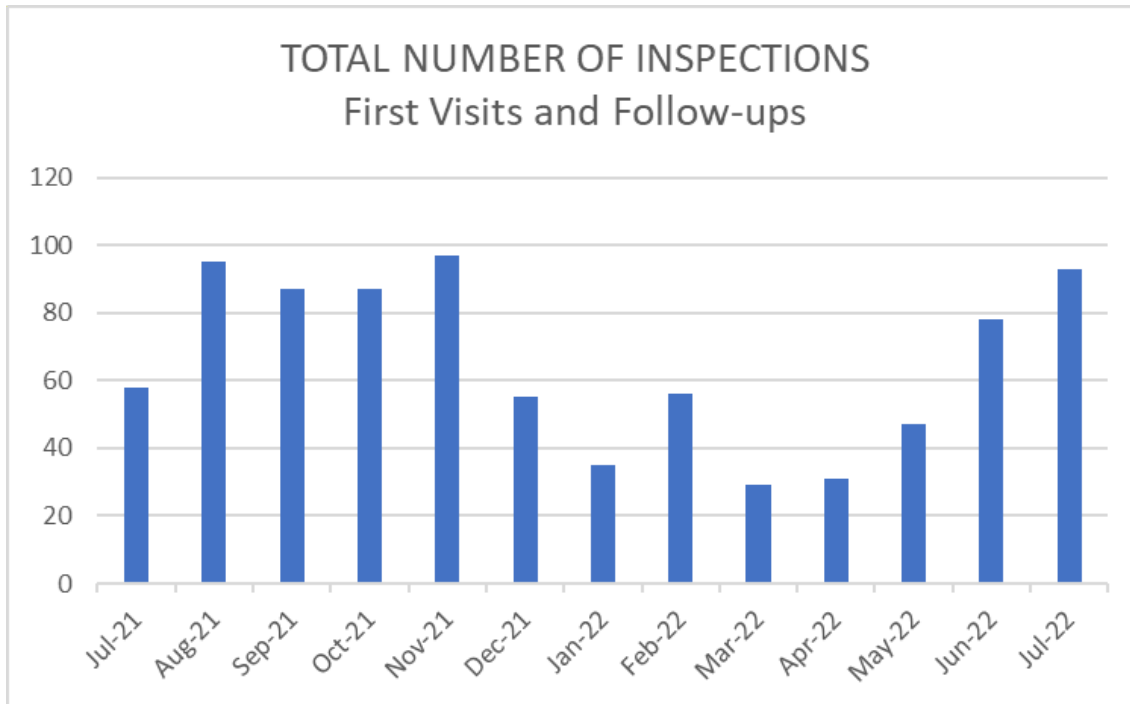
NUMBER OF NEW SITES INSPECTED



Note: New sites inspected does not include follow up or additional inspections made by staff and does not consider whether a site contains multiple buildings requiring inspection.

Class 1A: Residential Development – Dwellings, Dwellings Additions, Boarding Houses

Class 2-9: Commercial, Industrial, Public Buildings, Schools, Retail, Hotels and Offices



Comment:

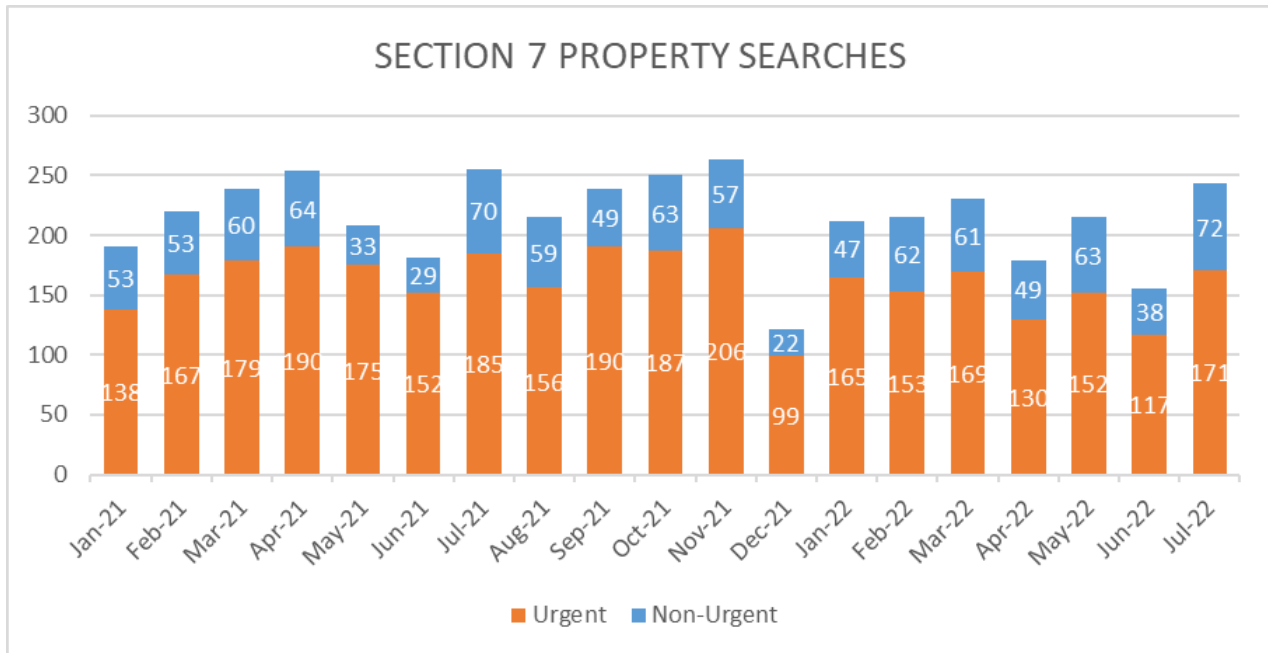
Builders must notify Council when a site is ready for inspection, at various stages throughout construction such as commencement, footings, framing, fire safety, completion. Council can inspect a site at any stage and may inspect sites multiple times/stages. Sites containing multiple dwellings may also see staff undertake multiple inspections on one site. Non-compliant sites can be re-inspected multiple times. The main issues encountered with non-compliant sites includes:

- Builders not building to the approved plan
- Minor structural deficiencies
- Fire wall deficiencies
- Storm water connection
- Inadequate documentation.

Property and land information requests

When a property is purchased, the purchasers are provided with a Form 1. Council contributes to the Form 1 providing a certificate to the potential purchaser with all relevant known history for the property. A search is done on previous applications to check for continuing conditions, a copy of the indemnity insurance (if available) is attached, and any Land Management Agreements or current notices issued for that particular property are supplied with the certificate.

Concerns regarding new properties not displaying all relevant information on the data extract (e.g. continuing conditions and insurance details) is still being investigated by PLUS and a resolution was expected by the end of June, as yet no solution has been implemented. The cause of the data not displaying is that new Certificates of Title have been issued and the application has been approved on the now historical title e.g. where it was one property and is now two. The approval does not link to the new titles and that data is missing for these newly created addresses.



Urgent: Given priority and generally completed within 24 hours of payment.

Non-urgent: Council has 8 working days from the day payment is received to complete the search. This data does not include Rates Certificate only requests.

Note: A Section 7 search is based per CT noting some CT's have multiple parcels.

ATTACHMENTS

Nil

8.2 Land Development Projects Update

Report Reference	PDC220906R8.2
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Tony Lines

REPORT OBJECTIVE

To provide the Planning and Development Committee with a status update on major land development projects.

RECOMMENDATION

That the Planning and Development Committee:

1. **Notes the report.**

DISCUSSION

Within the City of Marion, there are several major land development projects ongoing. This report is a standing report to keep the Committee informed on the progress of each.

Morphettville Racecourse (Morphettville)

Project value (if known)	\$500 million
Land size (approximately)	10 hectares
Description	New housing and commercial developments at the racecourse site.
Comments	CoM component includes approximately 400 low-rise dwellings and potential infield open space activation. The remainder is in City of West Torrens.
Project Update	SAJC are in the final stages of appointing a builder for the residential village and the function centre project. SAJC offer remains to present a further project update to Council following appointment of a builder.

Oaklands Green (Oaklands Park)

Project value (if known)	\$135 million
Land size (approximately)	16.5 hectares
Description	New housing, social housing and upgraded open space.
Comments	740 homes including the replacement of 250

	social housing properties. Note increase from 650 due to reconfigurations of allotment layouts.
Project Update	Demolition of vacant homes in this area has commenced. No issues have been reported so far.

Seacliff Village (Seacliff Park)

Project value (if known)	\$200+ million
Land size (approximately)	12 hectares
Description	New housing, open space, retail and medical centre.
Comments	110 terraced housing units, 630 residential apartments, shopping centre and medical centre.
Project Update	<p>Suburb renaming</p> <p>The Surveyor-General has indicated that they will conduct engagement on the 'original plan' of renaming the development site into the suburb of Seacliff. No timeline has been indicated for this engagement.</p> <p>Council Boundaries</p> <p>The Boundaries Commission has written to Council advising the CoM Stage 1 proposal will lapse in February 2023 unless Stage 2 is progressed.</p> <p>Given the development now includes residential buildings across the two Council boundaries (as well as the retail section), it is felt the development group may pursue their own boundary realignment.</p> <p>Development projects</p> <p>Three development applications have been lodged with SCAP.</p> <p>1 for a high-level land division separating the sites uses into retail, commercial and residential.</p> <p>1 further subdividing the residential land into Stage 1 allotments.</p> <p>1 built form for the shopping centre and medical centre.</p> <p>CoM continues to negotiate infrastructure outcomes before agreeing to support the land division DAs.</p>

Cove Point (Hallett Cove)

Project value (if known)	TBC
---------------------------------	-----

Land size (approximately)	12 hectares
Description	New suburban residential development
Comments	180 low-density allotments are envisaged. The area was rezoned in 2019/20 and the site officially transferred to the Marion Council from Onkaparinga Council, through a boundary realignment process (approved in 2021).
Project Update	The developer has advised that lodgement of the land division application is imminent.

Hills Industries (Edwardstown)

Project value (if known)	TBC
Land size (approximately)	8 hectares
Description	Former home of Hills Industries, the site was previously earmarked for expansion of the Castle Plaza shopping centre. Council previously facilitated a developer-funded development plan amendment for the site to allow the expansion and mixed-use development.
Comments	Vicinity Centres have placed the site for sale.
Project Update	TBA

ATTACHMENTS

Nil

8.3 North South Corridor Update

Report Reference	PDC220906R8.3
Originating Officer	City Activation Senior Advisor – Brett Grimm
Corporate Manager	Manager City Activation – Charmaine Hughes
General Manager	General Manager City Development – Tony Lines

REPORT HISTORY

Report Reference	Report Title
PDC220503R8.2	North South Corridor Update
PDC220301R8.1	North South Corridor Update
PDC210302R05	North South Corridor Update
PDC210405R07	North South Corridor
PDC210803R9.1	North South Corridor
PDC211005R7.1	North South Corridor
PDC211207R8.1	North South Corridor

REPORT OBJECTIVE

To provide Council with an update on the North South Corridor project.

EXECUTIVE SUMMARY

As per election commitments, the State Government continues to undertake a review of the reference design and community consultation conducted in 2021. The Torrens to Darlington Project team has recently had a change in leadership with Wayne Buckerfield assuming the role of Executive Director.

Details on the development and findings of the reference design review have not been released to key stakeholders or the community. The Department's project team continues to engage with Council staff providing updates on planning of known preliminary works which include service relocations and programming demolition of compulsory acquired properties.

This report provides a summary of activities and updates that occurred in March – August 2022.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report.**

DISCUSSION

The Torrens to Darlington (T2D) project comprises of 10.5 km of motorway which will be the State's largest infrastructure project to date, costing an estimated \$9.9 billion. The South Australian Government has announced that a hybrid+ option is the preferred way to deliver the T2D Project, which will see a combination of tunnels, lowered and ground-level motorways, as well as

overpasses / underpasses at key intersections to successfully complete the free-flowing transport route. We understand this approach is still being applied through reference design review.

Stage 1 Southern Tunnel - Anzac Highway to Darlington

- Approximately 6 km of motorway including over 4 km of tunnel. Works will address this extremely congested section of South Road. This scope of works has been estimated to cost \$5.4 billion. Proposed stage 1 works are within City of Marion.

Stage 2 River Torrens to Anzac Highway

- Approximately 4.5km of motorway combination of tunnel and grade separated motorway. This scope is estimated to cost \$4.5 billion. Stage 2 works are north of the City of Marion.

Council staff have been informed that a revised reference design will be tabled with the Minister for Infrastructure and Transport for recommendations to Cabinet prior to release to key stakeholders and community consultation. Refer Attachment 1 for communications.

1. Previous PDC Actions

PDC Action	Meeting	Status - Response
Potential health issues for tunnel workers such as silicosis	7/12/21	In progress CoM staff referred to DIT project team for comment. It has been noted that this information will be incorporated in the project assessment report which will provide a full report on the projects impacts. This is identified to be released for review during 2022.
Seek dilapidation (condition audit reports) for key Council assets- Cosgrove Hall, Clovelly Park Hall.	5/10/21	In progress CoM have provided DIT with a list of Council building assets to be reviewed for proximity to works and condition audits prior to any works commencing. CoM staff will look to incorporate confirmation of dilapidation report requirements in a memorandum of understanding.
Clarify existing contamination clusters and impacts on known contamination plumes	5/10/21	In progress Details to be provided in the Project Assessment Report (PAR). Subject to content in the report further information to be requested. Project Assessment Report to be released for community consultation late 2022.
Seek clarification on impacts on adjacent residents and treatments to retain amenity both during and post construction	5/10/21	In progress Council staff have requested an urban design strategy address likely effects during construction and ultimate solution. Further details to be provided in the Project Assessment Report (PAR) and Reference Design.

2. Land and Property

No further land acquisitions have been reported since Planning Development Report PDC220301R8.1.

Demolition works of compulsory acquired properties in Clovelly Park are due to commence around September 2022. Refer Attachment 2.

3. Community and Business Reference Group Summary

The community and business groups have not met since December 2021.

Following the State Government election and subsequent new Minister for Infrastructure and Transport onboarding, the community and business engagement approach is being re-evaluated and confirmed.

Council staff continue to request clarification on the project team's approach to business support programs for displaced business and initiatives that can develop investment attraction within the region. We have been informed that this piece of work is being considered in alignment to the reference design review.

4. Local Area Traffic Management (LATM)

Works on the study commenced late January 2022 with background literature and data collation. Briefings with the new Minister are taking place on the project scope and program. Consequently, community consultation is being rescheduled with date to be confirmed late 2022.

5. Selgar Link Road

Design of the road is complete, comprising of a two-way solution. The DIT project team are currently coordinating the design of an SA Water main as part of the North South Corridor early works. SA Water will be the lead agency for planning, design and consultation of Mains Water and any Sewer network connection works. Planning is currently underway for the severance and augmentation of services in Clovelly Park and Tonsley associated to the southern portal.

Service relocation works are estimated to commence late 2022, ahead of road construction activities programmed for late 2022.

6. City Shaping Initiatives

The DIT project team is currently building capacity and resources to deliver the City Shaping program which is to be delivered external to the motorway project.

The program highlights several key objectives:

- Connecting people and place - making new and improved connections for people
- Creating opportunities - enabling and facilitating economic, social, and environmental development
- Creating Great Journeys - Creating memorable, easy, and enjoyable journeys for all
- Creating Greener, Resilient Places - Greening the T2D corridor and create resilient places
- Celebrating Cultural and Place - Acknowledging the past, and design for the future.

Details on the \$125 million City Shaping program initiative are still be resolved by the project team. Preliminary discussions have provided identification of the following programs and projects for scoping, alignment of timing and funding application.

- Messines Avenue Streetscape - potential for funding contribution providing savings to Council.
- Supporting active travel. Walking and cycling (Flinders Greenway).
- Greening our streets- street tree planting.
- Open space grant fund.

- Edwardstown - Create a safe and direct linkage between Edward Street and Raglan Avenue to reduce congestion and unlock development opportunities.
- Glandore Oval- opportunities to support the planning and implementation of works associated to Councils 4-year business plan initiative and recent Office Recreation Sport & Racing funding contribution \$5 million.
- Consideration of a funding commitment to deliver a Tonsley southern vehicle connection to Birch Crescent. This will support traffic management and congestion during the construction program. Note this will likely be addressed as part the LATM study.
- Future discussions with DIT to seek partnership opportunities to deliver City of Marion Property Asset Strategy (CoMPAS) project initiatives aligned to the north south corridor and Councils LTFP.

Further details on the above, in addition to other program initiatives, will be refined and scoped to support Council engagement to deliver a program of works that aligns to the Federal and State Government funding requirements.

7. Elected Member Engagement

An Elected Member Forum presentation has been postponed due to the current reference design review requiring Minister and Cabinet approvals prior to stakeholder engagement. A date for engagement with Members is still to be confirmed.

8. Project Timelines

The following is a summary of the project schedule that has been presented to date:

Stage 1 Tonsley to Anzac

- Project Assessment Report – TBC subject to reference design program
- Commence demolition and prepare southern portal site compound - late 2022
- Procurement and detailed design – TBC subject to reference design program
- Construction commences- TBC subject to reference design program
- Accessible to traffic 2031 (anticipated date)

Stage 2 Anzac to Torrens

- Approvals - TBC subject to reference design program
- Procurement and early works- TBC subject to reference design program
- Construction commences 2026 (completion estimated 2031)

ATTACHMENTS

1. 20220819 T 2 D Holding Lines Project Review [**8.3.1** - 2 pages]
2. 20220819 Demolition Notification Clovelly Park [**8.3.2** - 3 pages]

OFFICIAL

T2D TORRENS TO
DARLINGTON**Holding lines – Project Review**

The State Government is delivering on its election commitment to review key elements of the Torrens to Darlington (T2D) Project, to confirm it will deliver the best possible outcome for stakeholders and the South Australian community.

The Project remains a high priority for the Government, however in response to community feedback on the Reference Design, it is necessary to review the planning work undertaken to date.

The Department is taking the opportunity to ensure the motorway constitutes the best possible transport solution for both motorists and nearby residents, and represents value for money for South Australian taxpayers.

To this end, The Department is examining whether specific components of the Project – including the operation and visual amenity of proposed elevated roadways at Glandore and West Hindmarsh – are the best solutions to solve the complex engineering issues in building the motorway in this tightly-constrained corridor.

The Department expects to provide findings and recommendations to Government for consideration in the coming weeks and are looking forward to engaging with stakeholders on the next phase of the Project soon.

The review will also inform any potential updates to the Project's procurement approach and delivery timelines. Noting this review is still underway, it is now expected Project completion will be in 2031, subject to the findings of the review.

The T2D Project is the biggest infrastructure project in the State's history, so it is vital the design meets the highest standards and can generate the promised long-term economic, social, transport and environmental benefits.

Wayne Buckerfield has assumed the role of Executive Director of the North-South Corridor at the Department and will be responsible for leading the project from this point.

Wayne brings a wealth of experience to the role and is ideally placed to guide the Project through its important next phase.

Using a combination of twin three-lane tunnels, lowered and ground-level motorways, as well as overpasses and underpasses at key intersections, the Project will bypass 21 sets of traffic lights between the River Torrens and Darlington.

Once finished, it will complete the North-South Corridor, providing motorists with a 78km, traffic light-free drive between Gawler in the north and Old Noarlunga in the south.

Property acquisition

The Project acknowledges that any change to the design may lead to some changes for property acquisition requirements. The Department is working to expedite the process to give stakeholders north of Anzac Highway certainty as soon as possible.

The acquisition process for properties south of Anzac Highway will continue as previously communicated.

**Industry**

The Department for Infrastructure and Transport will engage with key industry stakeholders in the near future to communicate the planned approach to procurement and delivery, once confirmed following the current review.

Notification · September 2022

T2D TORRENS TO
DARLINGTON

Torrens to Darlington

Demolition Works

In the coming weeks we will be undertaking demolition works at one location between York Avenue and Princes Parade, Clovelly Park:

29-31 York Avenue, Clovelly Park

Works are expected to commence the week beginning Monday 12 September 2022 and continue for approximately 8 weeks, weather permitting.

The demolition works will be undertaken from Monday to Saturday between 7am and 7pm. In the event these works need to be rescheduled due to weather conditions or other circumstances outside of our control, we will advise you as soon as we have details.

Prior to the demolition works starting, temporary fencing will be installed around properties for safety reasons and utility service disconnections will be undertaken.

An asbestos and hazard assessment will also be completed prior to demolition and any identified hazards will be removed. All asbestos and hazardous material removal works will be carried out by a licensed contractor in accordance with the Environment Protection Authority Guidelines. These measures will ensure the safety of the community and workers.

Necessary care will be undertaken to ensure that there is minimal disruption to all businesses and residents throughout the demolition works. Boundary fencing will also be reinstated where demolished properties form part of the fence line (i.e. garages and sheds on the boundary). These treatments will be discussed with each property owner as they are identified.

During these works there may be pedestrian, traffic and parking restrictions and you may notice additional ground and traffic management personnel and equipment. Please also be aware of additional truck and large vehicle movements within the area. Plan ahead, allow extra travel time and take extra care when workers are on site.

Some disturbances can be expected such as noise, dust and vibration associated with the demolition and removal of structural elements, supporting foundations and hardstand areas.

We are also undertaking additional demolition works in Tonsley and Clovelly Park during this period. Notifications relating to these works will be distributed to properties within the vicinity.

If you have any questions or concerns and would like to speak to a member of our project team, please do not hesitate to contact us on 1300 951 145 or T2D@sa.gov.au

This notification can also be found on the T2D Project website under Current Works & Notifications at dit.sa.gov.au/torrenstodarlington.



Notification · August 2022

T2D TORRENS TO
DARLINGTON

Torrens to Darlington

Demolition Works

In the coming weeks we will be undertaking demolition works at seven locations between Janet Street and Celtic Avenue, Clovelly Park:

49 York Avenue, Clovelly Park

39 York Avenue, Clovelly Park

43-45 York Avenue, Clovelly Park

1226 South Road, Clovelly Park

1232 South Road, Clovelly Park

2 Celtic Avenue, Clovelly Park

1244 South Road, Clovelly Park

Works are expected to commence the week beginning Monday 29 August 2022 and continue for approximately 9 weeks, weather permitting.

The demolition works will be undertaken from Monday to Saturday between 7am and 7pm. In the event these works need to be rescheduled due to weather conditions or other circumstances outside of our control, we will advise you as soon as we have details.

Prior to the demolition works starting, temporary fencing will be installed around properties for safety reasons and utility service disconnections will be undertaken.

An asbestos and hazard assessment will also be completed prior to demolition and any identified hazards will be removed. All asbestos and hazardous material removal works will be carried out by a licensed contractor in accordance with the Environment Protection Authority Guidelines. These measures will ensure the safety of the community and workers.

Necessary care will be undertaken to ensure that there is minimal disruption to all businesses and residents throughout the demolition works. Boundary fencing will also be reinstated where demolished properties form part of the fence line (i.e. garages and sheds on the boundary). These treatments will be discussed with each property owner as they are identified.

During these works there may be pedestrian, traffic and parking restrictions and you may notice additional ground and traffic management personnel and equipment. Please also be aware of additional truck and large vehicle movements within the area. Plan ahead, allow extra travel time and take extra care when workers are on site.

Some disturbances can be expected such as noise, dust and vibration associated with the demolition and removal of structural elements, supporting foundations and hardstand areas.

We are also undertaking additional demolition works in Tonsley and Clovelly Park during this period. Notifications relating to these works will be distributed to properties within the vicinity.

If you have any questions or concerns and would like to speak to a member of our project team, please do not hesitate to contact us on 1300 951 145 or T2D@sa.gov.au

This notification can also be found on the T2D Project website under Current Works & Notifications at dit.sa.gov.au/torrenstodarlington.



Notification · August 2022

T2D TORRENS TO
DARLINGTON

Torrens to Darlington

Demolition Works

In the coming weeks we will be undertaking demolition works at three locations between York Avenue and Janet Street, Clovelly Park:

63-65 York Ave, Clovelly Park

1258-1260 South Road, Clovelly Park

1246-1250 South Road, Clovelly Park.

Works are expected to commence the week beginning Monday 29 August 2022 and continue for approximately 5 weeks, weather permitting.

The demolition works will be undertaken from Monday to Saturday between 7am and 7pm. In the event these works need to be rescheduled due to weather conditions or other circumstances outside of our control, we will advise you as soon as we have details.

Prior to the demolition works starting, temporary fencing will be installed around properties for safety reasons and utility service disconnections will be undertaken.

An asbestos and hazard assessment will also be completed prior to demolition and any identified hazards will be removed. All asbestos and hazardous material removal works will be carried out by a licensed contractor in accordance with the Environment Protection Authority Guidelines. These measures will ensure the safety of the community and workers.

Necessary care will be undertaken to ensure that there is minimal disruption to all businesses and residents throughout the demolition works. Boundary fencing will also be reinstated where demolished properties form part of the fence line (i.e. garages and sheds on the boundary). These treatments will be discussed with each property owner as they are identified.

During these works there may be pedestrian, traffic and parking restrictions and you may notice additional ground and traffic management personnel and equipment. Please also be aware of additional truck and large vehicle movements within the area. Plan ahead, allow extra travel time and take extra care when workers are on site.

Some disturbances can be expected such as noise, dust and vibration associated with the demolition and removal of structural elements, supporting foundations and hardstand areas.

We are also undertaking additional demolition works in Tonsley and Clovelly Park during this period. Notifications relating to these works will be distributed to properties within the vicinity.

If you have any questions or concerns and would like to speak to a member of our project team, please do not hesitate to contact us on 1300 951 145 or T2D@sa.gov.au

This notification can also be found on the T2D Project website under Current Works & Notifications at dit.sa.gov.au/torrenstodarlington.



9 Workshop / Presentation Items

9.1 Point Data Workshop

Report Reference	PDC220906R9.1
Originating Officer	Manager Development and Regulatory Services – Warwick Deller-Coombs
Corporate Manager	- N/A
General Manager	General Manager City Development - Tony Lines

REPORT OBJECTIVE

The CEO of Point Data will provide a live demonstration of the capability of the Point Data analytics tool and give members the opportunity to discuss how this may be used to counteract issues arising from infill development or other uses.

EXECUTIVE SUMMARY

- Point Data provides demographic and property data services for the State Government for their use in population planning.
- They are developing climate risk layers for banks, which equally apply to councils.
- They can map infrastructure development and sequencing to fulfil infill development needs.
- Social housing – Point Data works with SAHA and Community Housing Providers to develop assets.
- Housing design – Point Data has a database of 1,300 house designs that they can match to development sites, then apply to a streetscape to measure traffic, visual, green benefits vs impacts.
- More information on Point Data is available at their website at <https://pointdata.com.au/>

RECOMMENDATION

That the Planning and Development Committee:

1. **Participates in the workshop.**

SPEAKERS

George Giannakodakis – Founder & CEO – Point Data

ATTACHMENTS

Nil

10 Other Business**11 Meeting Closure**

The meeting shall conclude on or before 9.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.