

His Worship the Mayor
Councillors
CITY OF MARION



**NOTICE OF
SPECIAL GENERAL COUNCIL MEETING**

Notice is hereby given pursuant to the provisions under Section 83 of the Local Government Act 1999 that a General Council meeting will be held

Monday 27 November 2017

Commencing at 6.30 p.m.

In the Council Chamber

Council Administration Centre

245 Sturt Road, Sturt

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 building on Sturt Road, Sturt.

A handwritten signature in dark ink, appearing to read "Adrian", with a stylized flourish at the end.

Adrian Skull
CHIEF EXECUTIVE OFFICER

24 November 2017

**CITY OF MARION
SPECIAL GENERAL COUNCIL AGENDA
FOR MEETING TO BE HELD ON
MONDAY 27 NOVEMBER 2017
COMMENCING AT 6.30 PM**



1. OPEN MEETING

2. KAURNA ACKNOWLEDGEMENT

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

3. DISCLOSURE

All persons in attendance are advised that the audio of this General Council meeting will be recorded and will be made available on the City of Marion website.

4. ELECTED MEMBER'S DECLARATION OF INTEREST (if any)

5. COMMITTEE RECOMMENDATIONS

Confirmation of the Minutes of the Special Urban Planning Committee Meeting held on 20 November 2017

Report Reference: SGC271117R013

6. CONFIDENTIAL ITEMS

CEO & Corporate KPI's 2017/18 Qtr 1

Report Reference: SGC271117F017

CEO KPI's 2017/18

Report Reference: SGC271117F028

7. CORPORATE REPORTS FOR DECISION

Housing Diversity Development Plan Amendment

Report Reference: SGC271117R029

8. MEETING CLOSURE

Council shall conclude on or before 8.30pm unless there is a specific motion adopted at the meeting to continue beyond that time.

**CITY OF MARION
SPECIAL GENERAL COUNCIL MEETING
27 November 2017**

Originating Officer: Jaimie Thwaites, Unit Manager Governance & Records

Manager: Jason Cattonar Manager Development and Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Confirmation of Minutes of the Special Urban Planning Committee meeting held on 20 November 2017

Report Reference: SGC271117R01

DISCUSSION

The purpose of this report is to facilitate the receiving and noting of the minutes from the 20 November 2017 Special Urban Planning Committee meeting. A summary of the item considered is noted below.

- **Housing Diversity Development Plan Amendment (DPA) - Public Hearing**

The Committee received the verbal submissions in relation to the Housing Diversity Development Plan Amendment.

RECOMMENDATIONS

DUE DATES

That Council:

- | | |
|---|-------------|
| 1. Receives and notes the minutes of the Special Urban Planning Committee meeting held on 20 November 2017 (Appendix 1). | 27 Nov 2017 |
| 2. Notes that separate reports will be brought to Council for consideration of any recommendations from the Urban Planning Committee. | 27 Nov 2017 |

APPENDICES

Appendix 1: Draft Minutes of the Special Urban Planning Committee held Monday 20 November 2017

**MINUTES OF THE URBAN PLANNING COMMITTEE
HELD AT ADMINISTRATION CENTRE
245 STURT ROAD, STURT
ON MONDAY 20 NOVEMBER 2017**



PRESENT

Committee Members

Councillor Luke Hutchinson (Chair)
Councillor Nathan Prior
Councillor Tim Gard
Councillor Raelene Telfer
Mayor Kris Hanna

In Attendance

Mr Bruce Hull	Councillor
Mr Nick Westwood	Councillor
Ms Janet Byram	Councillor
Mr Adrian Skull	Chief Executive Officer
Ms Abby Dickson	General Manager City Development
Ms Karen Cocks	Manager Customer Experience
Mr Jason Cattonar	Manager Development & Regulatory Services
Mr David Melhuish	Senior Policy Planner
Mr Robert Tokley	Acting Policy Planner
Ms Jaimie Thwaites	Unit Manager Governance & Records (Minute Taker)
Ms Renee Pitcher	Acting Community Engagement Coordinator

1. OPEN MEETING

The meeting commenced at 6.00pm.

2. KAURNA ACKNOWLEDGEMENT

We begin by acknowledging the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

3. MEMBERS DECLARATION OF INTEREST

The Chair made an overarching declaration that all of the Council Members have some connection with the community and may be aware of individual submissions.

The Chair asked if any Member wished to disclose any specific interest in relation to any item being considered at the meeting.

No individual declarations were made.

4. REPORTS

Housing Diversity Development Plan Amendment (DPA) - Public Hearing Report Reference: SUPC201117R01

The Chair introduced the item and noted the following:

- Council is embarking on one of the biggest changes to planning rules in our history.
- The intention is to make the area an even better place to live and the Committee genuinely want to hear your views.
- Each Council in South Australia has a Development Plan that provides guidelines on what new construction can be built and where. By law, the Development Plans must be reviewed regularly and updated to ensure they cater for the changing city that we live in.
- Since 2015, Council has been extensively reviewing the Development Plan and a draft for public consultation was released about eight weeks ago.
- At a high level, the proposed Development Plan aims to restrain over-development between Sturt Road and the tramline, taking pressure off local streets. At the same time, many in the southern part of Council want to make it easier to subdivide.
- Written feedback the proposal closed on 14 November 2017.
- Council received 298 submissions.
- Of these submissions, a number of people have requested the opportunity to be heard at this public hearing.
- The Development Plan is a balance between our vision for the City and what the State Government requires from us in relation to allowing future development to occur.

The following people provided a verbal submission in relation to the Housing Diversity Development Plan Amendment:

- Pragathi Sridhar
- Peter Hoskin
- Robert Couch
- Hans van Bavel
- David Bagshaw – Marino Residents Association
- Michael Rutherford
- Angela Davison (also spoke on behalf of Roberto Simmons and Eureka Group)
- Robert Gunn
- Geoff Alexander
- Nicolle and Dennis Mitchell
- Sara Gage
- Robert Lloyd
- Valentina Vinogradoff
- Richard Trott
- DLH Projects c/- Kieron Barnes
- Diane Williams (also spoke on behalf of George Abdilla)
- Peta Wheatcroft
- Meredith Reeve
- Mary O'Connor
- Robert Riggs
- Martin Ayles (also spoke on behalf of Rebecca Robinson and Carly Sare)
- de Donatis family c- Fabian Barone
- Adin Sabic
- Nathan Sim
- Mr Wilkins

The Committee asked some speakers questions of clarification to gain further context regarding their submission.

The Committee noted the feedback provided during the Housing Diversity Development Plan Amendment Public Hearing and advised that Housing Diversity Development Plan Amendment will be considered at a Special General Council meeting to be held on Monday 27 November 2017.

5. CONFIDENTIAL ITEMS

Nil

6. ANY OTHER BUSINESS

Nil

7. MEETING CLOSURE

The meeting was declared closed at 8.41pm

8. NEXT MEETING

The next meeting of the Urban Planning Committee is to be held on Tuesday, 6 February 2018 at 6.30 pm in Committee Rooms 1 & 2.

CONFIRMED

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CHAIRPERSON

/ /

**CITY OF MARION
SPECIAL GENERAL COUNCIL MEETING
27 NOVEMBER 2017**

Originating Officer: Deborah Horton, Quality Governance Coordinator

Corporate Manager: Kate McKenzie, Manager Corporate Governance
Steph Roberts, Manager Human Resources

General Manager: Vincent Mifsud, General Manager Corporate Services
Adrian Skull, Chief Executive Officer

Subject: Corporate and CEO KPI Report Quarter one 2017/18

Report Reference: SGC271117F01

If the Committee so determines, this matter may be considered in confidence under Section 90(2) and (3)(a) - information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).



**Adrian Skull
Chief Executive Officer**

RECOMMENDATIONS:

1. That pursuant to Section 90(2) and (3)(a) of the *Local Government Act 1999*, the Committee orders that all persons present, with the exception of the following persons: **Adrian Skull, Chief Executive Officer, Steph Roberts, Manager Human Resources, Vincent Mifsud, General Manager Corporate Services, Kate McKenzie, Manager Corporate Governance**, be excluded from the meeting as the Council receives and considers information relating to the Chief Executive Officer (CEO) KPI Report Quarter 1 2017/18, upon the basis that the Council 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 the performance of the CEO.

**CITY OF MARION
SPECIAL GENERAL COUNCIL MEETING
27 NOVEMBER 2017**

CONFIDENTIAL REPORT

Originating Officer: Deborah Horton, Quality Governance Coordinator
Corporate Manager: Kate McKenzie, Manager Corporate Governance
Steph Roberts, Manager Human Resources
General Manager: Vincent Mifsud, General Manager Corporate Services
Subject: CEO KPI's 2017/18
Report Reference: SGC271117F02

If the Council so determines, this matter may be considered in confidence under Section 90(2) and (3)(a) of the *Local Government Act 1999* on the grounds that the report contains information relating to the personal affairs of the Chief Executive Officer.



**Adrian Skull
CHIEF EXECUTIVE OFFICER**

RECOMMENDATION:

1. That pursuant to Section 90(2) and (3)(a) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Adrian Skull, and Steph Roberts be excluded from the meeting as the Council receives and considers information relating to CEO KPI's 2017/18 Additional 13 Projects, upon the basis that the Council 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 personal affairs of the Chief Executive Officer.

**CITY OF MARION
GENERAL COUNCIL MEETING
27 NOVEMBER 2017**

Originating Officer: Rob Tokley, Acting Policy Planner
David Melhuish, Senior Policy Planner

Corporate Manager: Jason Cattonar, Manager Development & Regulatory Services

General Manager: Abby Dickson, General Manager City Development

Subject: Housing Diversity Development Plan Amendment – Resolution of Amendments

Report Reference: SGC271117R02

REPORT OBJECTIVE & EXECUTIVE SUMMARY

At the Elected Member Forum of 21 November 2017, Members provided further feedback on the Housing Diversity Development Plan Amendment (DPA). This followed the close of the public consultation process on 14 November 2017 and the hearing of public submissions at the special meeting of the Urban Planning Committee on 20 November 2017.

During the Elected Member Forum, Members considered and discussed public and agency submissions, and proposed a number of changes to be made to the DPA, including amendments to zone and policy area boundaries.

The purpose of this agenda item is to seek a Council resolution regarding the following:

- Endorsement – of the requested changes to the DPA.
- Direction – with respect to the need for additional public and agency consultation.
- Timeline – acknowledgement of the anticipated timeline to complete amendments to the DPA document.

The requested changes to the DPA have not been tested for their yield analysis return. Administration has requested this information from DPTI, however at the time of writing, the results have not been provided. The yield analysis is an important data set, as it will inform Council as to whether the requested changes to zone/policy area boundaries achieve the desired housing yield (and choice) sought by Council's Statement of Intent. It is not known if the requested changes increase, or decrease housing yield when compared to the DPA that was placed on public consultation.

Having considered the above, Members may consider it appropriate to incorporate additional changes into the DPA and/or undertake further investigation into matters identified in this report once the yield analysis data has been reviewed.

The Summary of Consultation and Proposed Amendments (SCPA) is yet to be formally reviewed by Council. The SCPA document is required by legislation, and must be submitted to the Minister together with the DPA. In the event Council resolves to undertake additional public and agency consultation, the current SCPA document (currently in production by Administration) would be superseded. Following the second round of consultation, a new SCPA will be presented to Council for consideration.

RECOMMENDATIONS:

DUE DATES

That Council:

- | | | |
|----|---|-------------------------|
| 1. | Endorses amendments to the Housing Diversity DPA, as contained in Appendix 1. | 27 November 2017 |
| 2. | Resolves to endorse the following additional amendments to the Housing Diversity DPA; <ul style="list-style-type: none"> a. Retain SANZ adjacent the train and tram corridors; b. Return the Marion Plains Policy Area to the Medium Density Policy Area and Regeneration Policy Area where applicable; c. Reduce the frontage width requirement for semi-detached dwellings in the Marion Plains Policy Area to 9 metres; d. Reduce the site area requirement for row dwellings in the Marion Plains Policy Area to 250 square metres; and e. Introduce 3 site gradient ranges in the Southern Hills Policy Area to provide greater opportunity for more appropriate development on steeper gradients. | 27 November 2017 |
| 3. | Resolves to undertake additional public consultation regarding the DPA throughout the whole of the Council area: OR | 27 November 2017 |
| 3. | Resolves to undertake additional public consultation regarding the DPA to property owners/occupiers to those properties affected by changes to the DPA resolved at this meeting: OR | 27 November 2017 |
| 3. | Resolves not to undertake any further public consultation. | 27 November 2017 |
| 4. | Notes that a Summary of Consultation and Proposed Amendments (SCPA) report will be presented to a future Council meeting for review. | 27 November 2017 |
| 5. | Notes that the revised DPA document will be presented to a future Council meeting for final endorsement. | 27 November 2017 |

BACKGROUND

On 27 June 2017, Council endorsed a Statement of Intent for the Housing Diversity Development Plan Amendment (the DPA) and it was subsequently forwarded to the Minister for consideration.

On 4 August 2017, the Minister advised that he agreed to the Statement of Intent and that the DPA should be submitted by 1 December 2017.

At its meeting of 12 September 2017, Council endorsed the DPA for public consultation, which occurred from 19 September 2017 to 14 November 2017.

A total of 298 submissions (288 from the community and 10 from government agencies) were received during the consultation period.

During the consultation period, three community information sessions were held; at the City of Marion Chambers, the Cove Civic Centre and Glandore Community Centre. An estimated 130 people, collectively, attended the three sessions. A range of views and suggestions were raised by members of the public (including property owners/occupiers and developers), government agencies and Council's Engineering department.

ELECTED MEMBER FORUM 21 NOVEMBER 2017

At the Elected Member Forum of 21 November 2017, Members proposed a significant number of amendments to the DPA. These are identified in Appendix 1, however, the most significant amendments are listed below:

Zone/Policy Area	Location	Amendment
Suburban Activity Node Zone	North of Daws Road and east of Marion Road – adjacent train and tram corridors	Replace/return to Regeneration/Medium Density Policy Area
Suburban Activity Node Zone	Surrounding Marion Regional Centre	Amend 'Core Area' to 'Other Area' criteria – limiting heights to 2 to 4 storeys
Suburban Activity Node Zone	Warradale, Seacombe Gardens, Oaklands Park	Amend 'Transition Areas' to Marion Plains Policy Area, Regeneration Policy Area and Marion Plains Policy Area, respectively.
Suburban Activity Node Zone	Sturt – western side of Marion Road	Remove portion of Zone entirely
Residential Character Policy Area	South Plympton and Edwardstown 'North'	Replace/return to Medium Density Policy Area/Marion Plains, respectively
Urban Corridor Zone	Throughout	Remove reference to Key Sites
Urban Corridor Zone	Mitchell Park/Marion	Extend Zone further south to include existing Neighbourhood Centre Zone and continue south on both sides of Marion Road
Neighbourhood Centre Zone	Park Holme	Clarify that shop-top living is anticipated on southern side of Chambers Street and reduce western extent of Zone to include 18-20 Chambers Street (church site)

(new) Local Centre Zone	Sturt	Introduce new Local Centre Zone at 2 Macklin Street and 932-934 Marion Road
Southern Hills Policy Area	Marino	Land east of the train line and south of a line in the centre of Jervois Terrace to remain in the Hills Policy Area. (All other land in Marino to be in Southern Hills Policy Area)
Southern Hills Policy Area	Seaview Downs, Seacombe Heights and Darlington	South of line from (generally) Gawler Street, Truscott Avenue and Peregrine Court return to Hills Policy Area

Amendments to the DPA within the Mullawirra Ward were not discussed at the 21 November Forum. Members may consider, based upon their discussion during the Forum (regarding SANZ adjacent the tramline in South Plympton and Glandore), that the SANZ in Plympton Park be deleted (this is identified in Appendix 1). Members may wish for this area of SANZ to return to the Medium Density Policy Area (ideally to today's boundaries) and (proposed) Marion Plains Policy Area.

DPTI Agency Comments

The Department for Planning, Transport and Infrastructure (DPTI) has provided Council with its position regarding the DPA. They raised a number of concerns with the DPA, which are detailed in Appendix 2.

DPTI commented that the DPA seeks to reduce 'housing choice' in a large proportion of the northern 'half' of the Council area; in conflict with the DPA's Statement of Intent and the 30 Year Plan.

Some of the amendments to the DPA contained in this report for Council's consideration are likely to address concerns of DPTI, including removal of some Residential Character Policy Areas and maintenance of the Southern Hills Policy Area in much of the south.

Yield Analysis Data

As previously discussed, revised yield analysis data relating to the proposed DPA changes (requested of DPTI staff) are yet to be received. Once this information becomes available, administration will be in a position to better inform Members of the impact the changes will have on dwelling yield/choice.

Consultation

The changes to the DPA informed by Elected Member and Community feedback are significant, with a large number of properties subject to different zoning/policy areas than originally proposed as part of the DPA that was notified to residents.

In the interests of procedural fairness, it is recommended that in the event Council resolves to adopt amendments to the DPA outlined in this report that an additional stage of consultation occur. Whether the whole of the Council area is notified, or only those properties subject to different zones/policy areas resulting from Council's resolution at this (Special Council) meeting, is a decision for Council.

Additional consultation will provide members of the public an opportunity to consider and comment on amendments to the DPA that were based upon Members' response to initial community feedback.

Council is awaiting legal advice as to the length of time public consultation should occur. The advice will be provided prior to this meeting. In the event Members choose to undertake additional public consultation, timing of the consultation is an important consideration in order to gain maximum reach to those impacted by the changes to the DPA.

Timeline Impacts

Due to the substantial changes to the DPA based on Elected Member and Community feedback it is not possible to submit the DPA to the Minister by 1 December 2017.

A number of changes proposed at the Forum (and likely to be adopted at this meeting) require investigation and additional policy preparation. Administration recommends the following (but not limited to) additional steps to be taken:

- Reviewing policies relating to the Regeneration Policy Area, to reflect differing localities (i.e. public housing, adjacent rail corridors) and addressing Members' concerns regarding excessive on-street parking;
- Reviewing policies relating to the Southern Hills Policy Area, to reflect differing localities and sensitivities (i.e. capturing the qualities of topographies, proximity to infrastructure/geographical features and amenity);
- Reviewing building setback criteria for the Suburban Activity Node Zone (to seek reduced impact upon adjacent housing);
- Reviewing Urban Corridor Zone policy to ensure the Marion/Mitchell Park Neighbourhood Centre Zone is not 'diluted' by exclusive residential development;
- Reviewing the Local Centre Zone to enable appropriate investment and upgrade of long-standing, successful commercial uses and allowing appropriate mixed-use development.
- Further investigations relating to impact of increased density upon road and stormwater infrastructure and flood risk in the north and south of the council.

DPTI staff have suggested Council write to the Minister seeking an extension of time in which to submit the DPA. This letter has been sent.

Outside of the matter of additional public consultation (above), a Summary of Consultation and Proposed Amendments (SCPA) report must be presented to, and considered by Council prior to endorsement of the DPA. The SCPA report is currently being prepared and can be presented to the Council meeting scheduled for 12 December 2017. If Council resolves to undertake additional public consultation, the SCPA report will be updated and presented to Council following the close of that consultation process.

If Council resolves to seek additional time to consider all elements of the DPA, the following timeline is anticipated:

Date	Event	Comments
27 Nov 2017	Special Council Meeting – Amendments to DPA	Changes to DPA, need for additional consultation considered

28 Nov 2017 – 20 Jan 2018	Investigations and policy preparation for amended DPA	Further analysis of yield, refinement of zone/policy area boundaries
30 Jan 2018	Revised DPA presented to Council Meeting	Revised DPA to be endorsed
Early Feb – Late Mar 2018	Public consultation, investigations continue	Additional public information sessions
Early Apr 2018	Public Hearing	
Early April 2018	EM Forum	Consider public comments and determine need for amendments
Late Apr 2018	SCPA report and amendments to DPA considered by Council	
May 2018	Final DPA document presented to Council for endorsement	

If Council resolve to make little to no change to the DPA and/or do not wish to undertake additional public consultation the following timeline of events is anticipated:

Date	Event	Comments
27 Nov 2017	Special Council Meeting – Amendments to DPA	Changes to DPA, need for additional consultation considered
12 Dec 2017 or 30 Jan 2018	General Council Meeting - SCPA report and final DPA document presented to Council	* date determined upon volume of work and yield analysis
Mid Dec 2017 or early Feb 2018	DPA submitted to DPTI for review and endorsement by Minister	Revised DPA to be endorsed

In the event additional public consultation is to occur, the DPA may not be presented to the Minister prior to the 'caretaker period' leading into the State Election. DPTI has indicated that the Planning and Design Code is not likely to become operative until 2019, meaning the current DPA process would remain operative for at least a further 12 months.

Conflict of Interest

At the 12 September 2017 Council meeting legal advice regarding the potential for conflicts of interest that may arise in determining the DPA was requested, as the policy change affects a majority of the Council area.

Draft legal advice has been received and will be distributed to Members under separate cover. Once the final advice is received (likely to be after the close of the Agenda), the format of the recommendations may alter, to assist in Council being in a position to make a decision.

CONCLUSION

At the Elected Member's Forum Tuesday 21 November 2017 a number of significant changes to the DPA were proposed.

Members are asked to resolve amendments to the DPA, having regard to the feedback provide at the 21 November 2017 Forum meeting (Appendix 1), and the DPTI comments

together with the recommendations of staff contained in Appendix 2. Members are to formally consider the submissions from the public, which will be contained in a Summary of Consultation and Proposed Amendments (SCPA) report to be presented to a future Council meeting.

Depending on the changes resolved, Members may also consider undertaking additional public consultation in the event properties are subject to different zones/policy areas that previously communicated/proposed by Council.

APPENDICES

- Appendix 1: Table of proposed DPA Amendments
- Appendix 2: DPTI comments and staff responses
- Appendix 3: Draft zone/policy area maps (drafted by staff based upon EM Feedback)

FEEDBACK FROM THE ELECTED MEMBERS FORUM – HOUSING DIVERSITY DPA - 21 NOVEMBER 2017

NORTH (North of Oaklands/Daws Roads)		
Remove	Replace with/Amend	Staff Comments
Suburban Activity Node Zone (South Plympton (entirety along tram line west of Winifred Avenue)) and (Edwardstown and Ascot Park (entirety along rail corridor north of Daws Road))	Replace with Regeneration Policy Area	<p>Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.</p> <p>Regeneration Policy Area may experience greater redevelopment in the shorter term, however, lower building height sought and less incentive for amalgamation of properties.</p> <p>Regeneration Policy Area seeks for narrow frontages (min 6m for row dwellings), which will impact on available street parking in locality where there is high demand.</p> <p>Review of policy within Regeneration Policy Area may be of benefit to ensure Council's intentions are achieved.</p> <p>Regeneration Policy Area in this locality differs from existing areas (generally public housing stock). Consider altering Desired Character statement and associated policy, or alternatively creating new Policy Area.</p>
Suburban Activity Node Zone (Glandore - east of Winifred Avenue)	Return to Medium Density Policy Area	<p>Reduction in potential yield – will need to consider implications for whole of Council area</p>

		<p>as some policy areas seek lower densities than currently permitted.</p> <p>Medium Density Policy Area may experience greater redevelopment in the shorter term, however, lower building height sought and less incentive for amalgamation of properties.</p> <p>Will provide better transition in building height to Residential Character Policy Area to east.</p>
<p>Suburban Activity Node Zone (Plympton Park)</p>	<p><i>(Not discussed at Elected Members Forum 21.11.17)</i></p> <p><i>Members may wish to return to Medium Density Policy Area</i></p>	<p><i>Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.</i></p> <p><i>Medium Density Policy Area may experience greater redevelopment in the shorter term, however, lower building height sought and less incentive for amalgamation of properties.</i></p> <p><i>Will provide better transition in building height to Residential Character Policy Area to east.</i></p> <p><i>If SANZ is removed from this locality and replaced with the Medium Density Policy Area. Council should consider returning to the current Medium Density Policy Area boundaries to minimise reduced yield.</i></p>
<p>Residential Character Policy Area (South Plympton)</p>	<p>Return to Medium Density Policy Area</p>	<p>No change to existing Development Plan. Consistent with DPTI's position.</p> <p>Staff recommend the part of the Marion Plains Policy Area south-west of the proposed South</p>

		Plympton Residential Character Policy Area also return to Medium Density Policy Area to provide consistency in built form/density in this locality.
Residential Character Policy Area (north Edwardstown)	Replace with Marion Plains Policy Area	Deletion of Residential Character Policy Area is consistent with DPTI's position. However, concerns remain regarding the diversity of housing sought by Marion Plains Policy Area.
Urban Corridor Zone	Remove reference/incentives for 'Key Sites'	Identification of 'Key Sites' was suggested by DPTI to provide incentives for sites more likely to be redeveloped in the short-medium term. Removing reference to 'Key Sites' is at variance to DPTI's preference.
Urban Corridor Zone	Provide generic incentive for increased building heights on sites greater than 2,000 square metres, local road access, minimum depth of 40 metres (approximates only).	Against preference of DPTI. Specific policies to be investigated by staff.
Urban Corridor Zone	Include residential properties 90 and 92 William Street and 91 Thomas Street	Consistent with intent of Urban Corridor Zone to facilitate coordinated redevelopment of large landholdings with appropriate dimensions/area and local road access.

CENTRAL (North of Seacombe Road, South of Oaklands/Daws Roads)

Remove	Replace with/Amend	Staff Comments
Residential Character Policy Area (Marion)	As per DPA	Nil
Neighbourhood Centre Zone (Park Holme)	Amend to identify shop-top living only on southern side of Chambers Street	Alter Desired Character, Principle 5, Concept Plan Map Mar/4 and Procedural Matters of

		Zone to allow for mixed use development only on southern side of Chambers Street.
Neighbourhood Centre Zone (Park Holme)	Reduce western extent of increased Zone to conclude on western side of church site (18-20 Chambers Street)	Minimises redevelopment opportunities for sites with compromised street access. Considered appropriate measure.
Urban Corridor Zone	Extend further south to meet (current) Neighbourhood Centre Zone at Marion/Mitchell Park – to include 835, 837, 839 and 841 Marion Road	Not part of original DPA. Significant potential impact upon these properties. Affected property owners/occupiers should be provided notification. Consider including properties with frontage to Shepley Street and 1 and 2 Byard Terrace.
Neighbourhood Centre Zone (Marion/Mitchell Park)	Replace with Urban Corridor Zone	Urban Corridor Zone allows for exclusively residential development, which may lead to further dilution of commercial uses in the locality.
(new) Urban Corridor Zone	Extend to include: 2, 4, 1/6-7/6 (inclusive), 1/14-13/14 (inclusive), 16, 18, 20 and 22 Mary Street and 875, 877, 879 and 881 Marion Road	Not part of original DPA. Significant potential impact upon these properties. Affected property owners/occupiers should be provided notification.
(new) Urban Corridor Zone	Extend to include: 3, 1/5-3/5 (inclusive) and 7 Finniss Street and 760, 762 and 764 Marion Road	Not part of original DPA. Significant potential impact upon these properties. Affected property owners/occupiers should be provided notification.
Suburban Activity Node Zone 'Other Area' (Warradale – Railway Terrace and Addison Road)	Replace with Regeneration Policy Area	Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.

		<p>Regeneration Policy Area may experience greater redevelopment in the shorter term, however, lower building height sought and less incentive for amalgamation of properties.</p> <p>Regeneration Policy Area seeks for narrow frontages (min 6m for row dwellings), which will impact on available street parking in locality where there is high demand.</p> <p>Review of policy within Regeneration Policy Area may be of benefit to ensure Council's intentions are achieved.</p> <p>Regeneration Policy Area in this locality differs from existing areas (generally public housing stock). Consider altering Desired Character statement and associated policy, or alternatively creating new Policy Area.</p>
Suburban Activity Node Zone 'Core Area' (Warradale – Morphett Road and west)	Replace with 'Other Area' criteria	Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.
Suburban Activity Node Zone 'Transition Area' (Warradale – Morphett Road and west)	Replace entirety of 'Transition Area' with Marion Plains Policy Area	<p>Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.</p> <p>Potential interface issues with four storey building adjacent single storey buildings.</p>

Suburban Activity Node Zone 'Core Area' (Seacombe Gardens - Sturt Road)	Replace with 'Other Area' criteria	Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.
Suburban Activity Node Zone 'Transition Area' (Seacombe Gardens - Between Kingston Ave and Alderman Ave)	Replace entirety of 'Transition Area' and return to Regeneration Policy Area	Similarities in expected yield/built form.
Suburban Activity Node Zone 'Core Area'/'Transition Area' (Seacombe Gardens - Salvation Army site)	Include 503 Morphet Road within SANZ ('Other Area')	Considered appropriate as land adjoins property owned by same entity.
Suburban Activity Node Zone 'Core Area' (Oaklands Park – all)	Replace with 'Other Area' criteria	Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted.
Suburban Activity Node Zone 'Transition Area' (Oaklands Park – south of train line)	Replace entirety of 'Transition Area' with Marion Plains Policy Area	Reduction in potential yield – will need to consider implications for whole of Council area as some policy areas seek lower densities than currently permitted. Potential interface issues with four storey building adjacent single storey buildings.
Suburban Activity Node Zone 'Core Area'/'Transition Area' (Oaklands Park – Anglican church)	Include 12A Dwyer Road within revised 'Other Area'	Considered appropriate as land adjoins property owned by same entity.
Suburban Activity Node Zone 'Transition Area' (Oaklands Park – north of train line)	Return to Medium Density Policy Area/Regeneration Policy Area where applicable	Similarities in expected yield/built form, however, potential interface issues with four storey building adjacent single storey buildings.

Suburban Activity Node Zone 'Other Area' (Sturt – Marion Road and west)	Remove entirety of Zone in this locality. Change to Marion Plains Policy Area	Considered appropriate response to local access/traffic constraints.
(new) Local Centre Zone	Create new Local Centre Zone on land at 2 Macklin Street and 932 and 934 Marion Road	Considered appropriate response to re-zone long-standing commercial use in Residential Zone. Consider increasing height limit to 3 storeys in Local Centre Zone.

SOUTH (South of Seacombe Road)		
Remove	Replace with/Amend	Staff Comments
Southern Hills Policy Area Hallett Cove, Sheidow Park, Trott Park, O'Halloran Hill and Seacliff Park	As per DPA	Consider identification of differing localities within Desired Character.
Southern Hills Policy Area (Marino – west of train line)	As per DPA	Consider identification of differing localities within Desired Character.
Southern Hills Policy Area (Marino – east of train line and south of Jervois Terrace)	Return to Hills Policy Area	Reducing potential density adjacent Linwood Quarry addresses agency concerns. Hills Policy Area seeks allotments double that of the Southern Hills Policy Area. Interface issues and inconsistent streetscapes/built form/pattern of development likely to arise over time.

Southern Hills Policy Area (Marino – east of train line and north of Jervois Terrace)	As per DPA	Consider identification of differing localities within Desired Character.
Southern Hills Policy Area (Seaview Downs – south of Irwin Street and Gawler Street)	Return to Hills Policy Area	Hills Policy Area seeks allotments double that of the Southern Hills Policy Area. Interface issues and inconsistent streetscapes/built form/pattern of development likely to arise over time.
Southern Hills Policy Area (Seaview Downs – north of Irwin Street and Gawler Street)	As per DPA	Consider identification of differing localities within Desired Character.
Southern Hills Policy Area (Seacombe Heights – south of Truscott Avenue and 33 Braeside Avenue, abutting eastern boundary of 1 Alpine Road, along centre of Alpine Road to rear of Lot 422 and 1 Camelot Crescent)	Return to Hills Policy Area	Hills Policy Area seeks allotments double that of the Southern Hills Policy Area. Interface issues and inconsistent streetscapes/built form/pattern of development likely to arise over time.
Southern Hills Policy Area (Seacombe Heights – north of Truscott Avenue and 33 Braeside Avenue, abutting eastern boundary of 1 Alpine Road, along centre of Alpine Road to rear of Lot 422 and 1 Camelot Crescent)	As per DPA	Consider identification of differing localities within Desired Character.
Southern Hills Policy Area Darlington – south of centre of Peregrine Court and abutting southern and eastern boundary of 23 Mostyn Road and abutting rear boundaries of 3- 25 Ridgecrest Avenue)	Return to Hills Policy Area	Hills Policy Area seeks allotments double that of the Southern Hills Policy Area. Interface issues and inconsistent streetscapes/built form/pattern of development likely to arise over time.

Southern Hills Policy Area Darlington – north of centre of Peregrine Court and abutting southern and eastern boundary of 23 Mostyn Road and abutting rear boundaries of 3- 25 Ridgecrest Avenue)	As per DPA	Consider identification of differing localities within Desired Character.
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DPTI CONSULTATION COMMENTS – HOUSING DIVERSITY DPA

Zone/Policy Area	Comments Received	Staff Comments/Recommendations
Marion Plains Policy Area Glandore South Plympton Plympton Park Edwardstown Ascot Park Park Holme Morphettville Glengowrie Warradale Oaklands Park Marion Clovelly Park Dover Gardens Seacombe Gardens Sturt	<p><i>The DPA does not include policies that address Council's stated concerns about the impact of additional dwellings on street trees, parking and general streetscape.</i></p> <p><i>Additional policies to ensure new development includes provision for streetscape amenity and street parking opportunities (i.e. tapered driveways) is considered a more appropriate approach than the amendments to site frontages and minimum allotment sizes.</i></p>	<ul style="list-style-type: none"> • Return to existing site dimensions (i.e.: in Northern, Medium Density and Regeneration Policy Areas), however include policy requiring greater provision for streetscape amenity and on-street parking • Include policy seeking storage areas on site/within dwelling to increase opportunity for garages to be used for the parking of vehicles • Consider a number of strategies outside the DPA process to increase opportunities for on-street parking where demand is high.
	<p><i>Proposed amendments which significantly reduce potential for semi-detached, row dwellings, group and residential flat buildings is not supported as it is inconsistent with The Plan's aim of providing housing diversity and choice.</i></p>	<ul style="list-style-type: none"> • Reinstate the Medium Density and Regeneration Policy Areas • Reduce semi-detached dwelling frontages to 9m (350m² site area) • Allow row dwellings to have 250m² site area (9m frontage). Generally, this still maintains row dwellings to corner allotments.
Residential Character Policy Area Glandore	<p><i>Proposed areas at Plympton Park and south Edwardstown demonstrate a coherent streetscape character that is suitable for inclusion in the policy area.</i></p>	<ul style="list-style-type: none"> • Remove area in north of Edwardstown from Character Policy Area. (As per 21 November Elected member Forum decision)

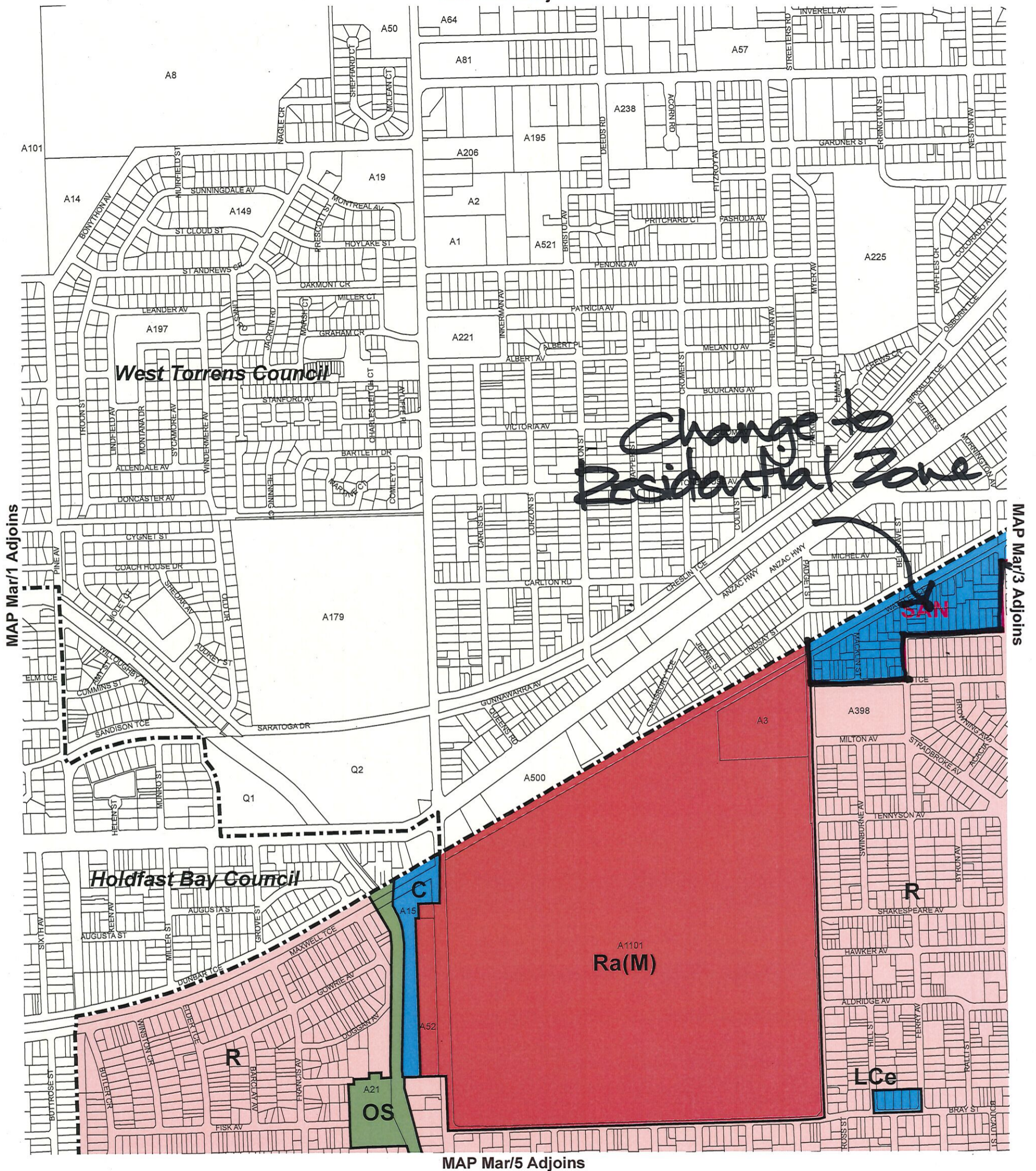
Edwardstown South Plympton Plympton Park Glengowrie Marion (Oaklands Estate)	<i>Proposed area in north of Edwardstown does not demonstrate a coherent character so should not be included in the policy area.</i>	
	<i>Proposed area in South Plympton has limited consistency and given proximity to tram corridor does not warrant the proposed restrictive policies so it is recommended that this area remain in the Medium Density Policy Area.</i>	<ul style="list-style-type: none"> Remove area in South Plympton from Character Policy Area and retain as Medium Density Policy Area. (As per 21 November Elected member Forum decision)
Southern Hills Policy Area Darlington Seacombe Heights Seaview Downs Seacliff Park Marino Hallett Cove Trott Park Sheidow Park O'Halloran Hill	***ADMINISTRATION COMMENTS*** <i>Council should ensure that there are policies within the Development Plan and/or zone which relate to new development retaining the amenity of existing residents</i>	<ul style="list-style-type: none"> Review policies relating to setbacks and battle axe allotments for areas of steeper gradients Review allotment dimensions relative to gradient of land: Introduce 3 site gradient ranges to provide greater opportunity for more appropriate development on steeper gradients (i.e. <1:10, 1:10 – 1:5, >1:5) Increase site areas for steeper gradients (350m²/450m²/600m²) Revert back to 2 or 3 separate policy areas relative to gradient of land (steeper areas/flatter to moderate slopes) allowing higher densities/smaller allotments on 'flatter' land and more conservative allotment sizes on steeper land Higher Densities - area up to 500m south of Seacombe Road, areas within close proximity to train stations, areas of lesser gradients in Hallett Cove, Sheidow Park and Trott Park

		<ul style="list-style-type: none"> • Lower Densities (but less restrictive than current policy) – remainder of southern area (except Worthing Mine area) • Restrict choice of dwelling types on steeper land • Ensure appropriate reflection/protection of amenity in applicable policy area criteria.
Suburban Activity Node Zone Glandore South Plympton Plympton Park Edwardstown Ascot Park Marion Oaklands Park Warradale Dover Gardens Seacombe Gardens Sturt	<p><i>Supports inclusion of the zone along the tram and rail corridors and in proximity to Marion Regional Centre.</i></p> <p><i>The proposed boundaries of the zone may warrant further review.</i></p> <p><i>Council should consider whether the zone boundary around the Regional Centre should follow the current Regeneration Policy Area boundary (particularly eastern side).</i></p> <p><i>Council should consider the depth of the zone to ensure the intent of the zone can be achieved with limited impacts at the interface with adjoining residential areas.</i></p>	<ul style="list-style-type: none"> • Review the depth of the zone, particularly along train and tram lines where zone is only one allotment deep to ensure intended heights etc. can be achieved • Change zone boundary around Regional Centre so that it follows current Regeneration Policy Area boundary • Review the SANZ so that only 'Key Sites', that are suitable for redevelopment and have minimal impact on recently-built lower-density housing, are rezoned for higher density/multi-storey development • Key sites to vary in max number of storeys dependent on locality and adjacent housing stock (3-6) • Retain SANZ along Railway Terrace Warradale (as per DPA – 3-4 storey max) • Retain SANZ along Railway Terrace Warradale (reduce heights to 3 storey max)

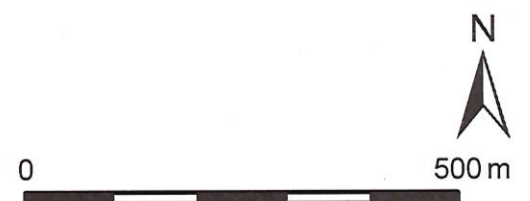
		<ul style="list-style-type: none"> Review the SANZ along the 'service road' adjacent Marion Road, south of Sturt Road due to access/traffic/parking/safety concerns. (As per 21 November Elected member Forum decision) <p>(Impact on Net Development Potential across Council area requires investigating)</p>
	<i>Council should ensure side setback requirements in the Core Area will not unduly impact on properties in the Transition Area or adjoining Residential Zone.</i>	<ul style="list-style-type: none"> Amend side setbacks for Core Area – reflecting requirements for Transition Area and Other Area (No minimum for single storey walls, plus 0.9 metres for each additional storey, plus an additional 1 metre if adjacent a southern side boundary)
	<i>It is unclear how the interface between the SANZ and Residential Character Areas will be managed.</i>	<ul style="list-style-type: none"> Interface issues adjacent Residential Character Policy Area addressed via deletion of SANZ
Urban Corridor Zone Plympton Park South Plympton Park Holme Ascot Park Marion Mitchell Park	<i>Whilst intention of zone has merit, the Department is mindful that the extent of land proposed for rezoning may precede demand and result in ad hoc development.</i>	<ul style="list-style-type: none"> Retain only the 'Key Sites' along Marion Road within the Zone, removing all other sites. (Impact on Net Development Potential across Council area requires investigating) Include Forbes Shopping Centre and adjoining residential properties (90 and 92 William Street and 91 Thomas Street) site into 'Key Sites'
	<i>Council should ensure that the policies for the zone are in line with the design parameters of the updated Medium and High Density module of the Development Plan, particularly regarding setbacks and desired outcomes for street trees and landscaping.</i>	<ul style="list-style-type: none"> Review the depth of the zone, particularly where zone is only one allotment deep, to ensure intended heights, setbacks etc. can be achieved

	<i>Council should ensure that the depth of the zone is sufficient to enable the extent of development anticipated without undue interface issues with adjacent lower density zones.</i>	
	<i>The key development sites require greater discussion within the Desired Character Statement and policy of the zone.</i>	<ul style="list-style-type: none"> • Acknowledgement of development opportunities for larger sites/land holdings should be included in Desired Character and policy – acknowledge incentives (in lieu of ‘Key Sites’)
Transport Comments (DPTI)	<p><i>Raise high level concerns with some of the proposed rezoning as they relate to impacts on the arterial road network.</i></p> <p><i>Need for further investigations into the impacts of increased density and traffic generation on future infrastructure requirements and network upgrades.</i></p>	<ul style="list-style-type: none"> • Further analysis required to consider impacts of increased commercial and residential development on/adjacent arterial roads.
Post Consultation Consideration	<i>In reviewing the submissions and preparing the DPA for approval Council should ensure that any changes to reduce or remove proposed development potential (i.e. in the SANZ or Urban Corridor Zone) do not result in an overall net reduction in dwelling potential across the Council area.</i>	<ul style="list-style-type: none"> • Dwelling (yield) analysis required final Council direction is known to ensure aims of the 30 Year Plan are achieved.
Policy & Mapping Issues	<p><i>Council should ensure that site coverage policies are realistic and achievable based on the other parameters of the Residential Policy Areas.</i></p> <p><i>General policy and mapping issues to be reviewed and amended.</i></p>	<ul style="list-style-type: none"> • Site coverage for much of the Council area remains at or around 40%. This is quite conservative and Council should consider increasing this figure.

MAP MarVeAdjoins



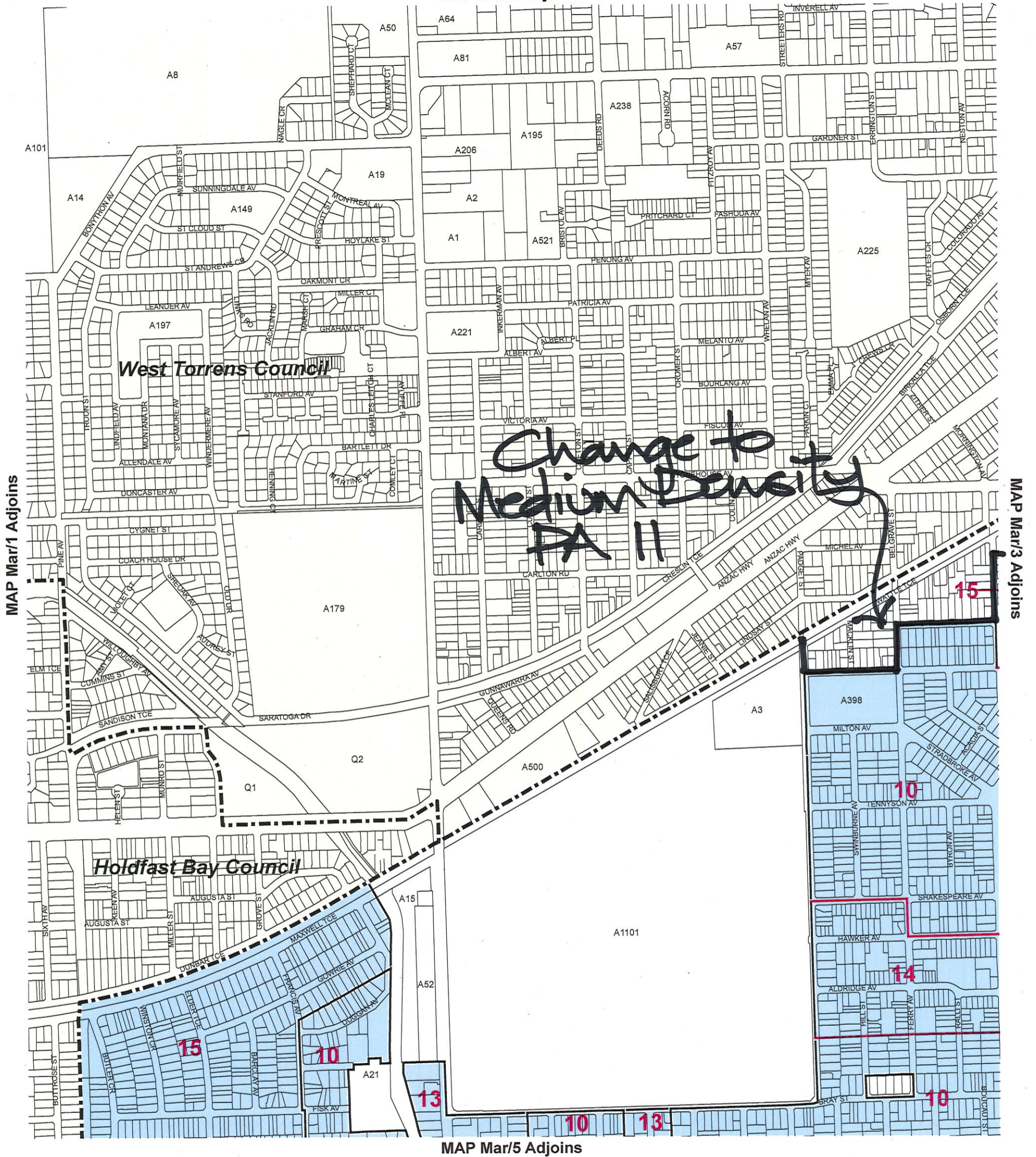
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- C** Commercial
 - LCe** Local Centre
 - OS** Open Space
 - Ra(M)** Racecourse (Morphettville)
 - R** Residential
 - SAN** Suburban Activity Node
 - Zone Boundary
 - Development Plan Boundary

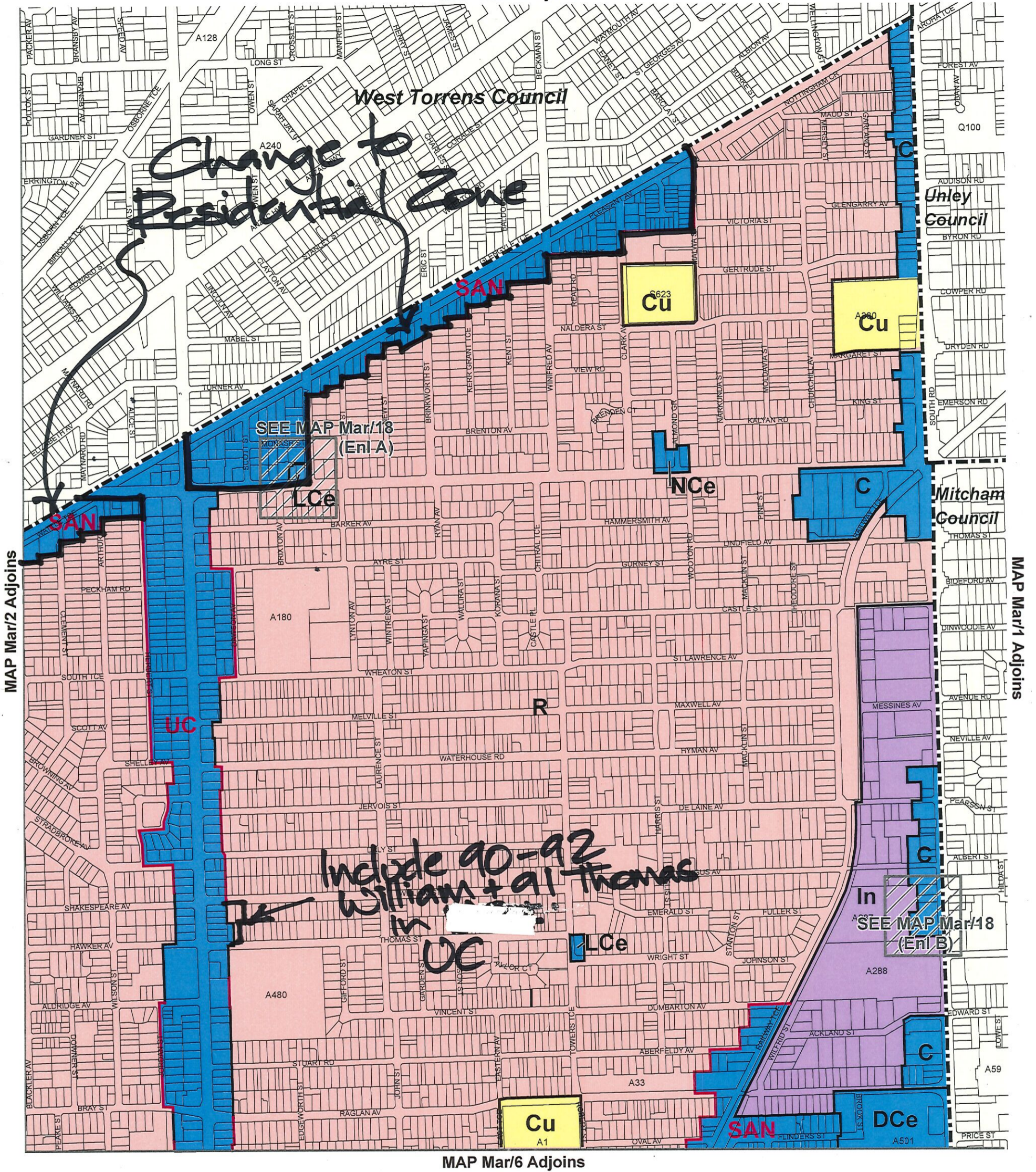
Zone Map Mar/2

MAP Mar/1 Adjoins



Policy Area Map Mar/2

MAP Mar/1 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Zones

- C** Commercial
- Cu** Community
- DCe** District Centre
- In** Industry
- LCe** Local Centre
- NCe** Neighbourhood Centre
- R** Residential
- SAN** Suburban Activity Node
- UC** Urban Corridor

- Zone Boundary**
- Development Plan Boundary**

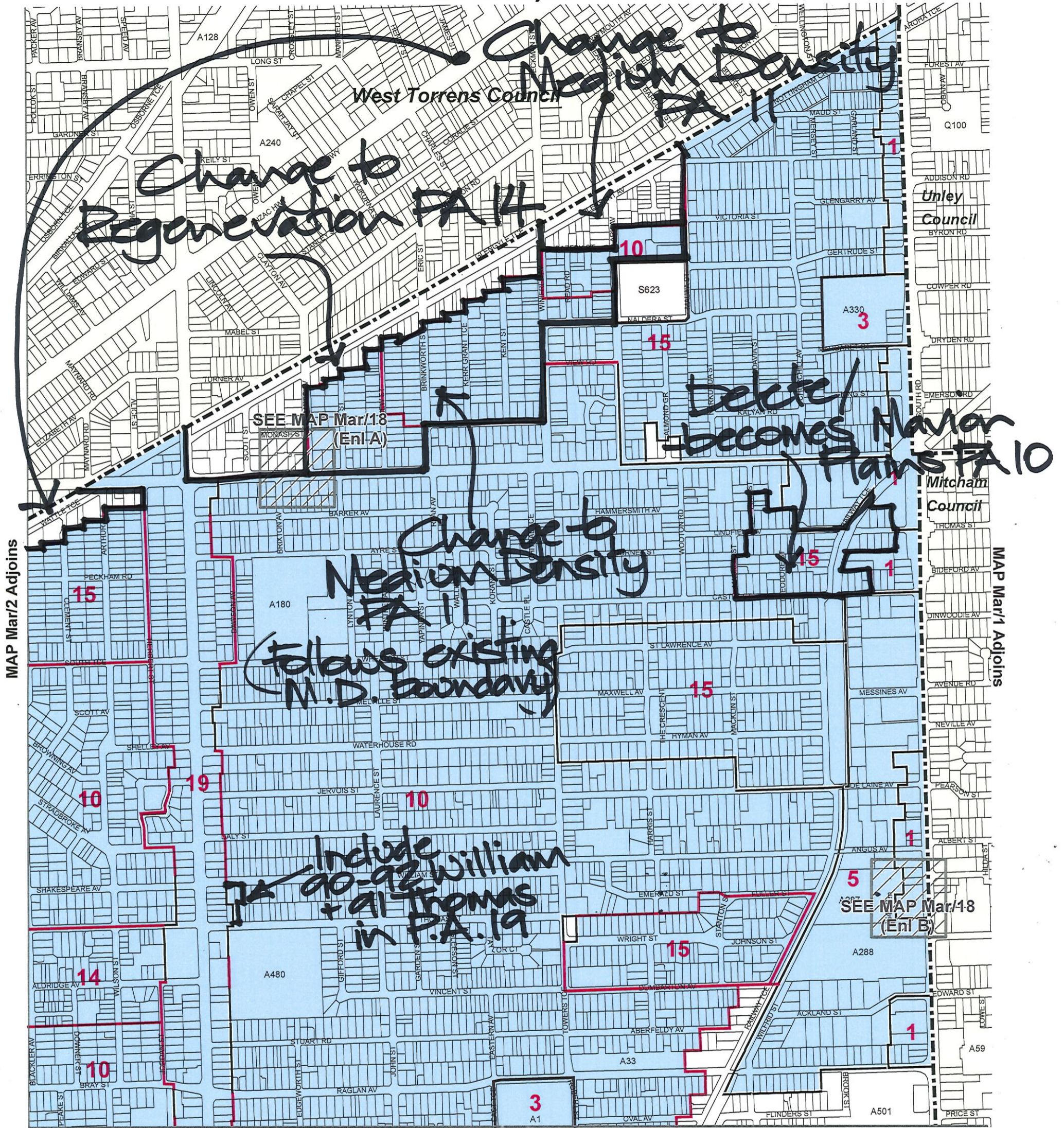


Zone Map Mar/3

MARION COUNCIL

Version A 22/8/17

MAP Mar/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area

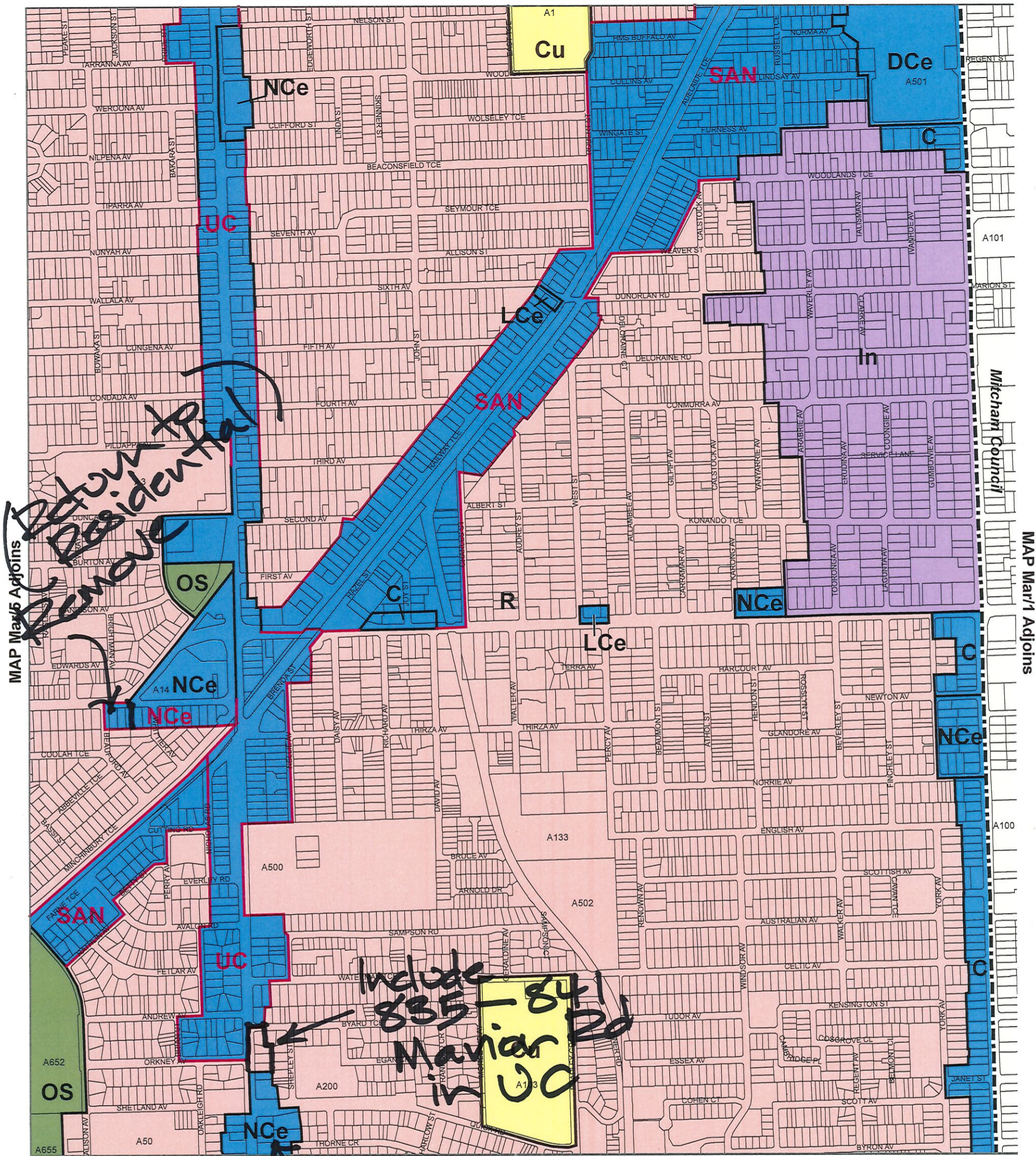
- 1 South Road
- 3 Recreation
- 5 Industry/Commerce Edwardstown
- 10 Marion Plains
- 14 Regeneration
- 15 Residential Character
- 19 Boulevard



Policy Area Map Mar/3

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

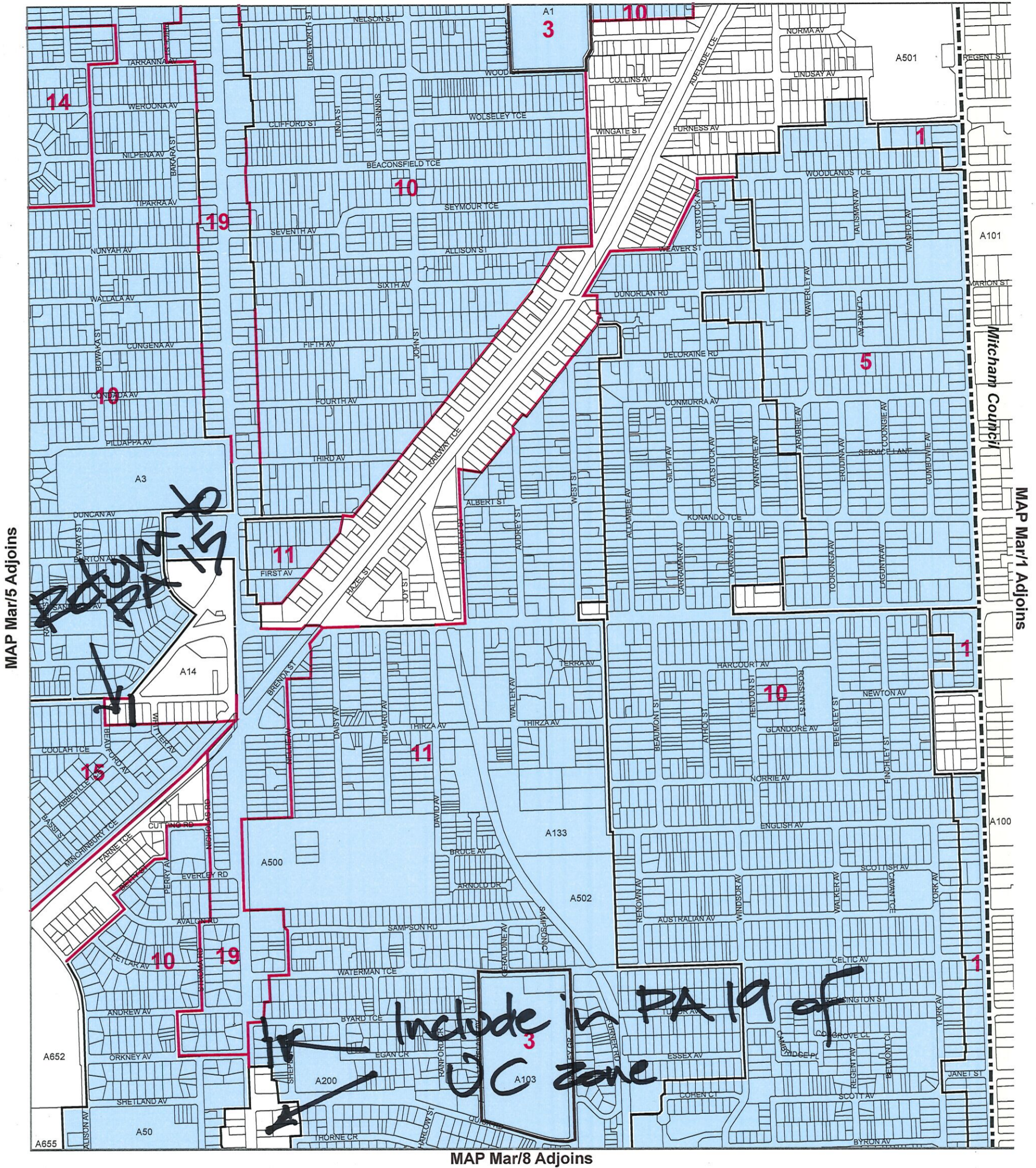
Zones

- C Commercial
- Cu Community
- DCe District Centre
- In Industry
- LCe Local Centre
- NCe Neighbourhood Centre
- OS Open Space
- R Residential
- SAN Suburban Activity Node
- UC Urban Corridor

- Zone Boundary
- Development Plan Boundary

Zone Map Mar/6

MAP Mar/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 South Road
- 3 Recreation
- 5 Industry/Commerce Edwardstown
- 10 Marion Plains
- 11 Medium Density
- 14 Regeneration
- 15 Residential Character
- 19 Boulevard

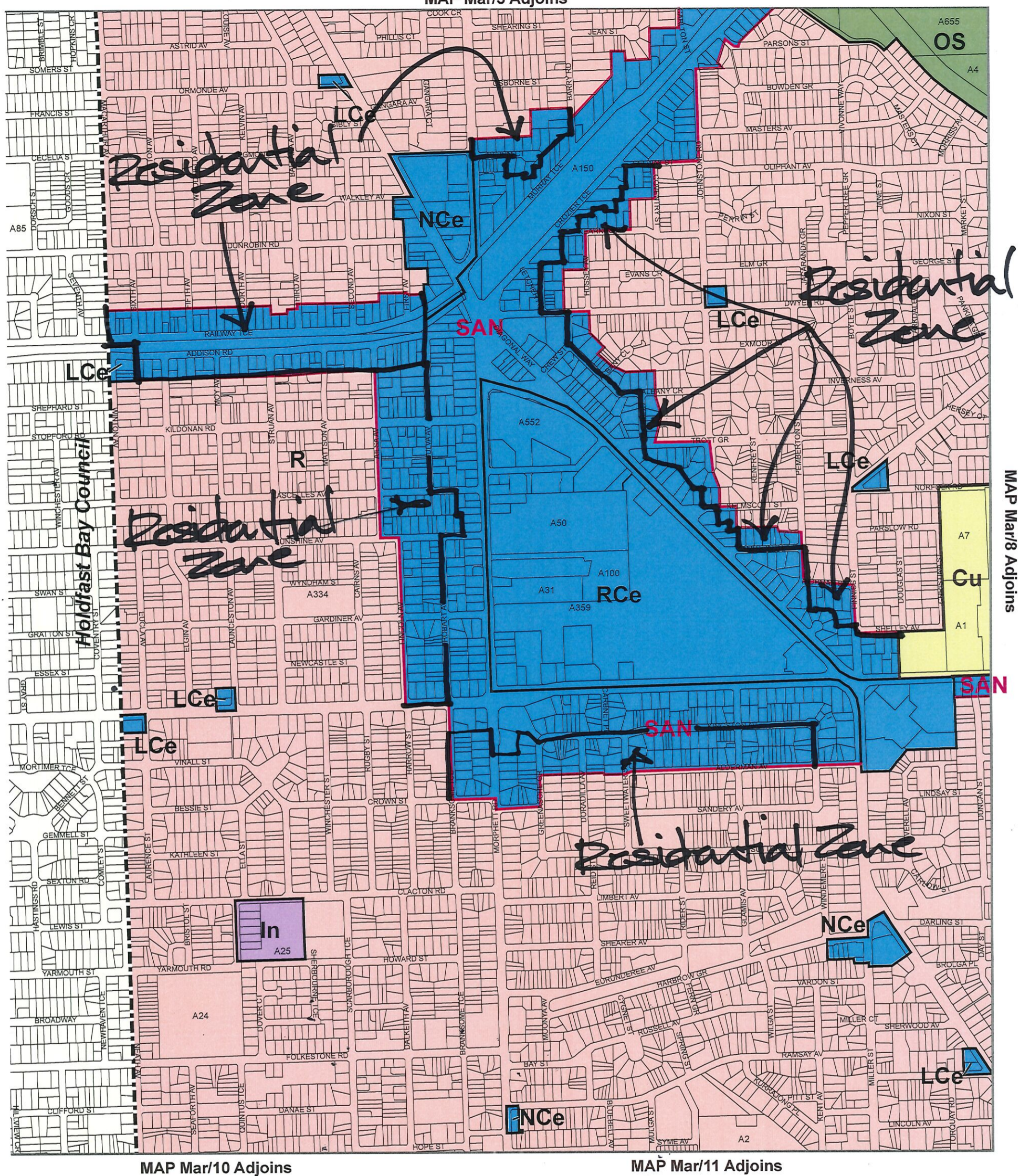
- Policy Area Boundary
- Development Plan Boundary

Policy Area Map Mar/6

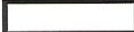

MARION COUNCIL

Version A 7/9/17

MAP Mar/5 Adjoins



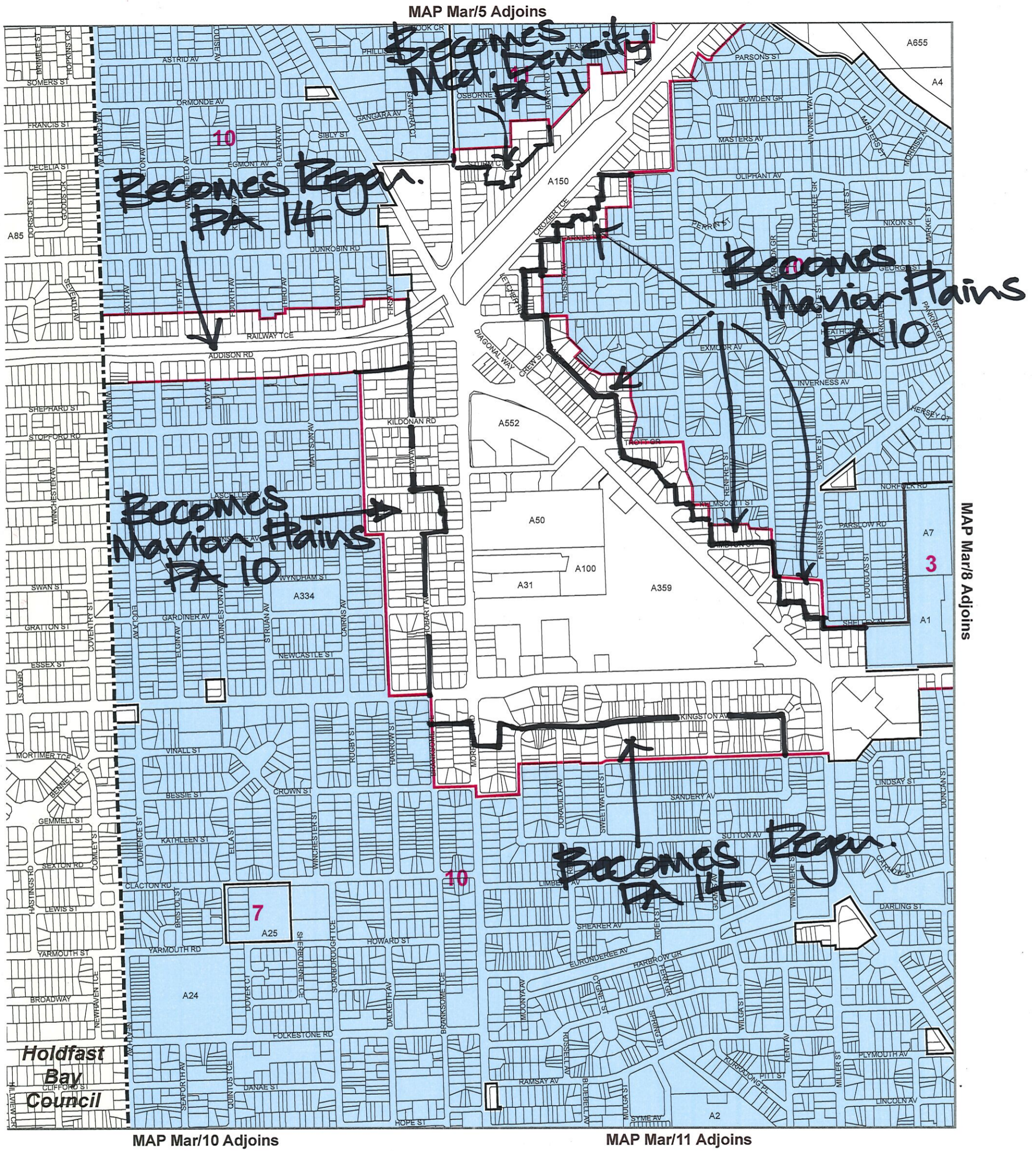
Lamberts Conformal Conic Projection, GDA94

- Zones**
- | | |
|---|---------------------------|
| Cu | Community |
| In | Industry |
| LCe | Local Centre |
| NCE | Neighbourhood Centre |
| OS | Open Space |
| RCe | Regional Centre |
| R | Residential |
| SAN | Suburban Activity Node |
|  | Zone Boundary |
|  | Development Plan Boundary |



Zone Map Mar/7

MARION COUNCIL
Version A 7/9/17



Lamberts Conformal Conic Projection, GDA94

Policy Area

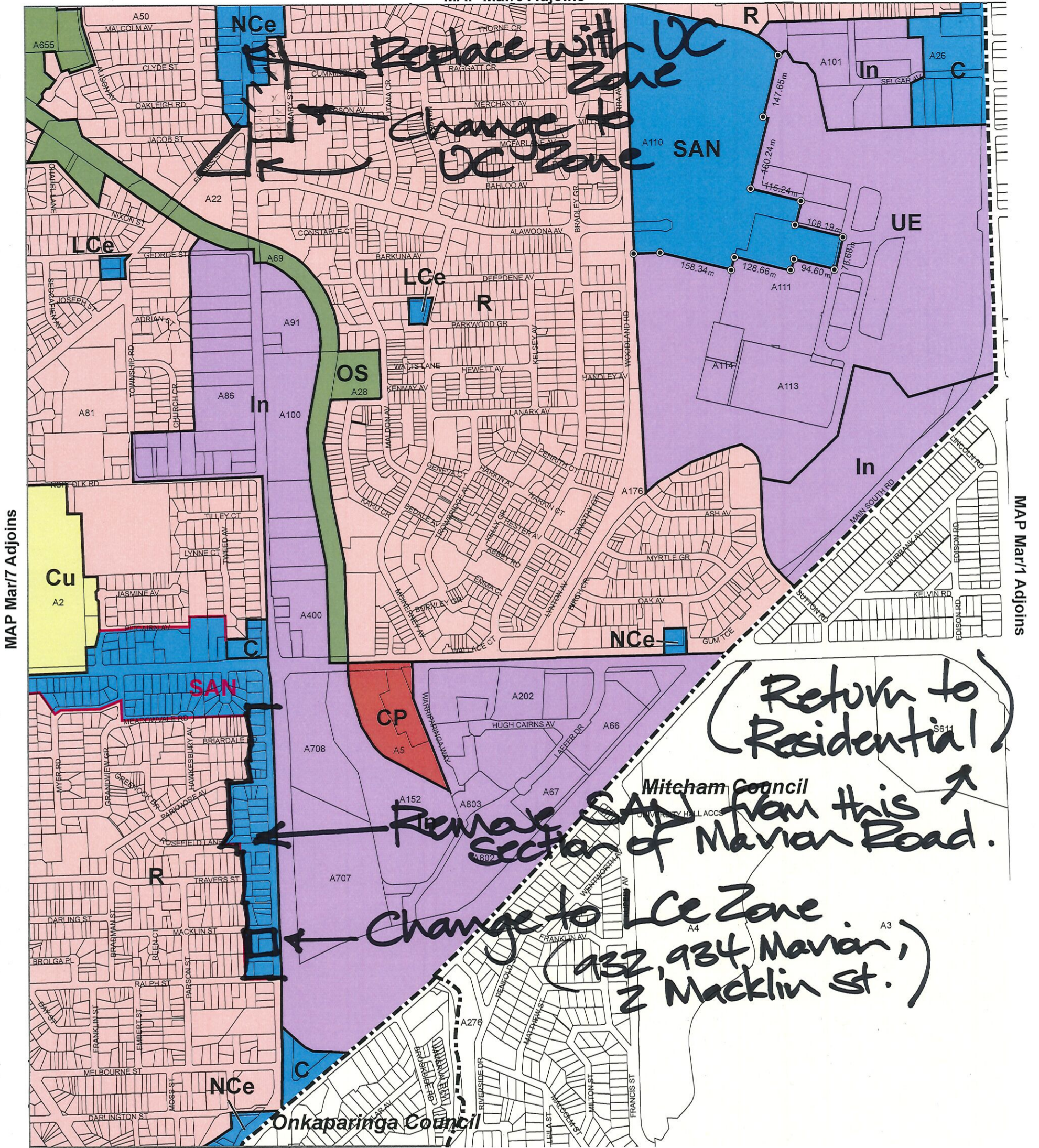
- 3 Recreation
- 7 Winery
- 10 Marion Plains
- 11 Medium Density



Policy Area Map Mar/7

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/6 Adjoins



Zones

- CP** Caravan and Tourist Park
- C** Commercial
- Cu** Community
- In** Industry
- LCe** Local Centre
- NCe** Neighbourhood Centre
- OS** Open Space
- R** Residential
- SAN** Suburban Activity Node
- UE** Urban Employment
- Zone Boundary**
- Development Plan Boundary**

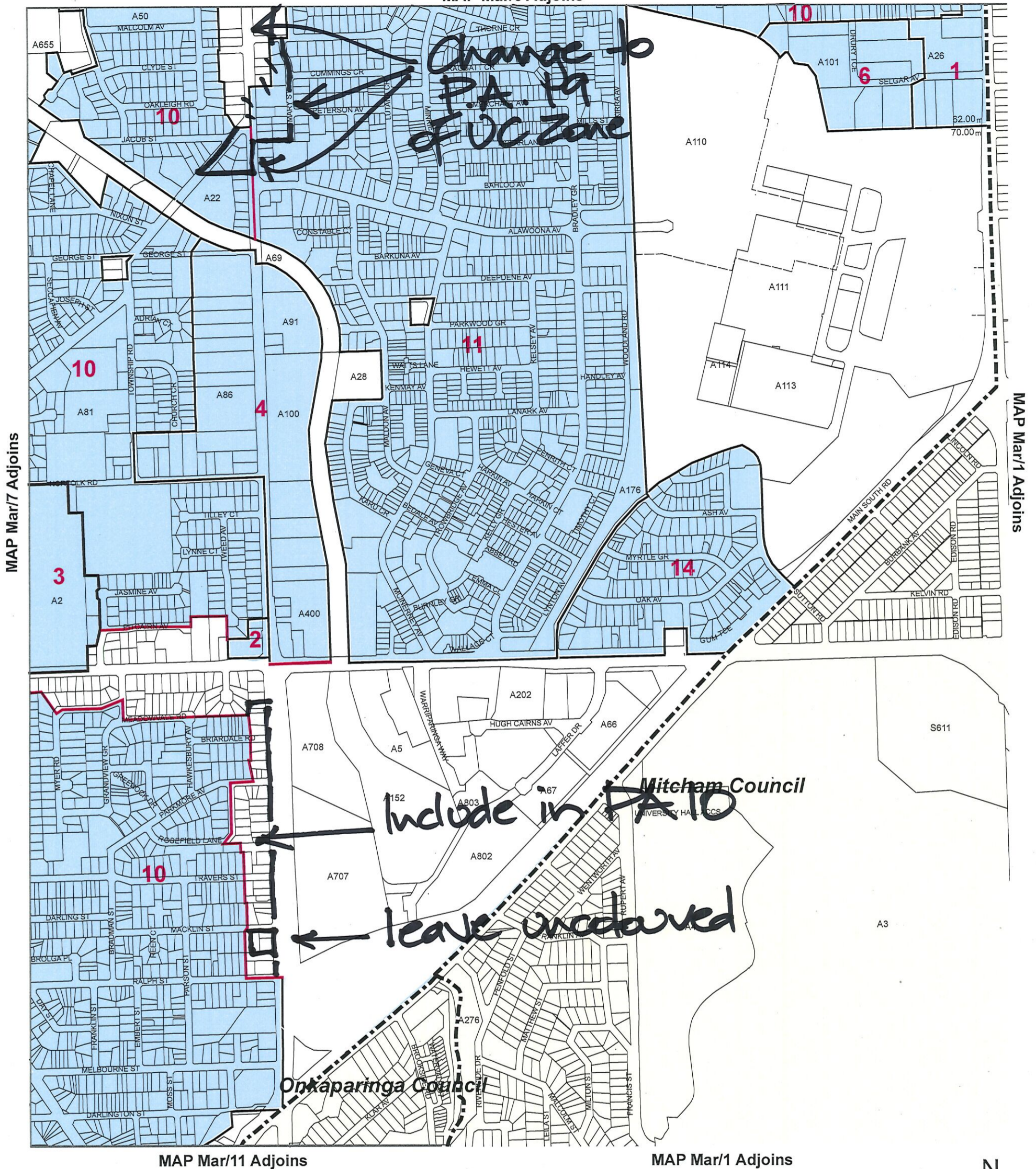
MAP Mar/1 Adjoins



0 500m

Zone Map Mar/8

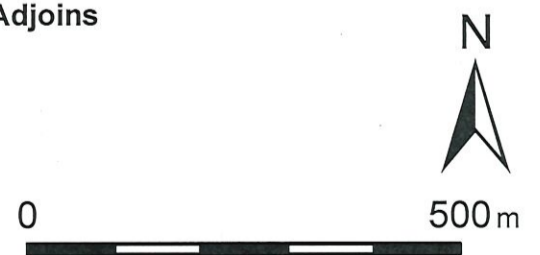
MAP Mar/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 South Road
- 2 Sturt/Marion Road Corner
- 3 Recreation
- 4 Industry / Commerce
- 6 Darlington
- 10 Marion Plains
- 11 Medium Density
- 14 Regeneration



Policy Area Map Mar/8

- Policy Area Boundary
- Development Plan Boundary

MARION COUNCIL

Version A 7/9/17

MAP Mar/1 Adjoins

MAP Mar/1 Adjoins

Land Not Within
a Council
Area (Metro)

Coast 3 nautical miles seaward
of low water mark

Holdfast
Bay
Council

MAP Mar/10 Adjoins

MAP Mar/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
16 Southern Hills

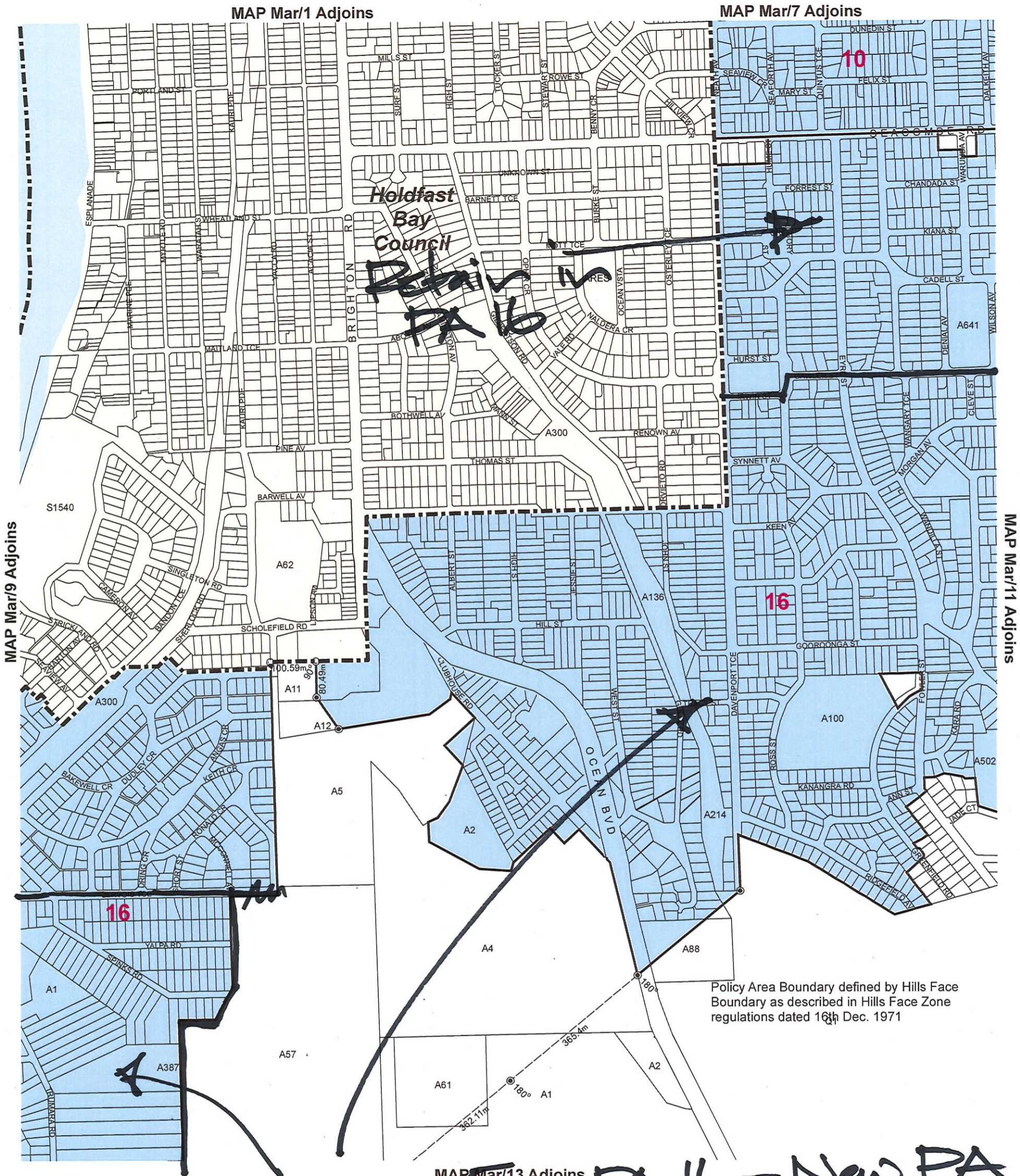
New P.A.

Remove from FA 16.
- "Name to be advised"
(Policy reflects current
Hills FA 11)

Policy Area Map Mar/9

Policy Area Boundary
Development Plan Boundary

MARION COUNCIL
Version A 4/9/17



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 10 Marion Plains
- 16 Southern Hills

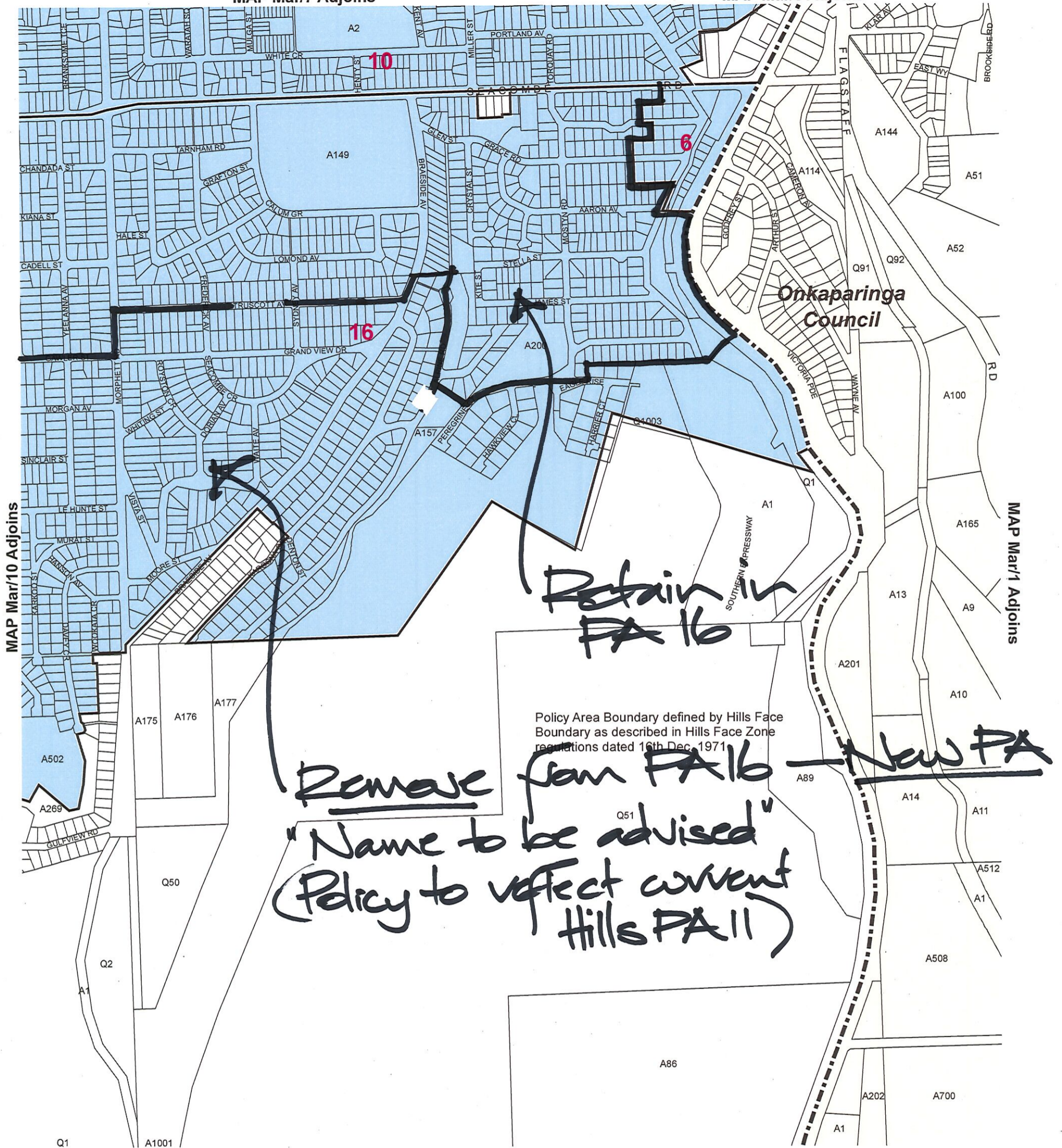
MAP Mar/13 Adjoins
Remove from PA 16 - New PA
"Name to be advised"
(Policy to reflect current Hills PA 11)

Policy Area Map Mar/10

- Policy Area Boundary
- Development Plan Boundary

MAP Mar/7 Adjoins

MAP Mar/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 6 Light Industry
- 10 Marion Plains
- 16 Southern Hills



Policy Area Map Mar/11

- Policy Area Boundary
- Development Plan Boundary

MARION COUNCIL
Version A 7/9/17

AMENDMENT
27/11/17

MAP Mar/9 Adjoins

MAP Mar/1 Adjoins

MAP Mar/13 Adjoins

Land Not Within
a Council
Area (Metro)

Coast 3 nautical miles seaward
of low water mark

Remove from
PA 16
- "Name to be
advised"
New
PA

Policy Area Boundary defined by Hills Face
Boundary as described in Hills Face Zone
regulations dated 16th Dec. 1971

MAP Mar/15 Adjoins

MAP Mar/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 3 Recreation
- 16 Southern Hills



0 500 m

Policy Area Map Mar/12

- Policy Area Boundary
- Development Plan Boundary

MARION COUNCIL
Version A 4/9/17



Policy Area Map Mar/13