

His Worship the Mayor  
Councillors  
**CITY OF MARION**



**NOTICE OF  
SPECIAL URBAN PLANNING COMMITTEE 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 1 May 2017**

**Commencing at 6.30pm**

**In Committee Room 1**

**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 Committee Room 1 is via the main entrance to the Administration building on Sturt Road, Sturt.

A handwritten signature in dark ink, appearing to read "Adrian Skull", is written over a light blue rectangular background.

Adrian Skull  
**CHIEF EXECUTIVE OFFICER**

27 April 2017

**CITY OF MARION  
SPECIAL URBAN PLANNING COMMITTEE AGENDA  
FOR THE MEETING TO BE HELD ON  
MONDAY 1 MAY 2017  
COMMENCING AT 6.30 PM  
COMMITTEE ROOMS 1 & 2  
245 STURT ROAD, STURT**



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**1. OPEN MEETING**

**2. KAURNA ACKNOWLEDGEMENT**

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

**3. MEMBER'S DECLARATION OF INTEREST (if any)**

**4. CONFIRMATION OF MINUTES**

- 4.1 Confirmation of the Minutes for the Urban Planning Committee held on  
4 April 2017 .....4

**5. BUSINESS ARISING**

Nil

**6. PUBLIC HEARING**

- 6.1 Recreation / Community Development Plan Amendment (DPA)  
SUPC010517R6.1 .....8

**7. REPORTS**

- 7.1 Housing Diversity Development Plan Amendment (DPA) – Marion Plains Policy Area  
SUPC010517R7.1 .....10

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

Nil

**10. MEETING CLOSURE**

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

**11. NEXT MEETING**

The next meeting of the Urban Planning Committee is scheduled to be held on:

**Time: 6:30 pm**

**Date: 6 June 2017**

**Venue: Committee Room 1 & 2**

**MINUTES OF THE URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 4 APRIL 2017**



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**PRESENT**

**Elected Members**

Councillor Tim Gard (Chair)  
Councillor Nathan Prior  
Councillor Raelene Telfer

**In Attendance**

Mr Steve Hooper	Manager Development & Regulatory Services
Ms Rhiannon Hardy	Policy Planner (minute taker)
Mr David Melhuish	Senior Policy Planner

**1. OPEN MEETING**

The meeting commenced at 6:30 pm.

**Moved Cr Telfer, seconded Cr Prior** that in the absence of the Chair (Councillor Luke Hutchinson), Cr Gard would Chair the meeting.

**Carried unanimously**

**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 Chairman asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

- Cr Gard declared that he intends to develop a property in Glengowrie (on the Diagonal Road corridor).

**4. CONFIRMATION OF MINUTES**

**Moved Cr Telfer, Seconded Cr Prior** that the minutes of the Urban Planning Committee meeting held on 7 February 2017 be confirmed as a true and correct record of proceedings.



**Carried unanimously**

**5. BUSINESS ARISING**

Nil

**6. PRESENTATION**

Nil

**7. REPORTS**

**7.1 6:36 pm - Work Plan 2017  
Reference No: UPC040417R7.1**

The Committee noted that there will be an extraordinary meeting of the Urban Planning Committee on 1 May 2017 for the Community/Recreation Development Plan Amendment (DPA) Public Hearing.

**Moved Cr Prior, Seconded Cr Telfer** that the Urban Planning Committee:

1. Notes the proposed work program for 2017 identified at Appendix 1 to the report.

**Carried unanimously**

**7.2 6:40 pm - Development Plan Amendment Status Update  
Report Reference: UPC040417R7.2**

The Committee invited comment from staff regarding the status of current DPAs.  
The Committee discussed that there may be a change to the public consultation timeframe for the Main South Road / Darlington DPA.  
Staff advised that there may be progress on the Castle Plaza Activity Centre DPA in the coming weeks.

**Moved Cr Telfer, Seconded Cr Prior** that the Urban Planning Committee:

1. Notes the status of Ministerial and Council Development Plan Amendments.

**Carried unanimously**

**7.3 6:50 pm - Housing Diversity Development Plan Amendment – Marion Plains Policy Area  
Report Reference: UPC040417R7.3**

The Committee discussed the merits of the two different options presented in the report:

- An amended Statement of Intent (SOI) to proceed with an amended Northern Policy Area 13 (Option 2) would need to be endorsed by Council and re-submitted to the

Minister, which may conflict with the Department of Planning, Transport and Infrastructure's (DPTI's) timeframes for DPAs.

- It will be important to establish a measure of control and achieve our desired outcomes.
- The Marion Plains Policy Area (MPPA) (Option 1) may be a more practical approach.
- The MPPA may create a patchwork of the City, which may not assist with efficient planning, and may not be supported by DPTI.
- If the MPPA is rejected by DPTI, Council could pursue changes to the Northern Policy Area 13.

**Moved Cr Prior, Seconded Cr Telfer** that the Urban Planning Committee:

1. Considers the investigations and mapping contained in Appendices 2 to 7 and determines those areas suitable for inclusion in the proposed "Marion Plains Policy Area", consistent with the Statement of Intent.

The Committee undertook further discussion on the matter:

- Council could consider introducing MPPA across Policy Areas 12, 13 and 16.
- Council has a lack of direction from the Minister for Planning regarding the DPA and where Council stands with our proposed rezoning.
- Cr Prior suggested having only two zones in the northern part of the Council area: Suburban Activity Node Zone (SANZ) and MPPA.
- Areas outside of the recommended MPPA (Option 1) may have already lost their character due to a high level of redevelopment.
- There are merits to both Option 1 and 2.
- Cr Prior raised concern with the number of Policy Areas and lack of simplicity.
- A Special Meeting could be called on 1 May 2017 to discuss this matter further.

**The Mover and the Seconded** agreed to adjourn Item 7.3 to allow for further discussion at a Special Meeting of the Urban Planning Committee on 1 May 2017.

**Action:** A Special Urban Planning Committee meeting will be arranged for 1 May 2017.

#### **7.4 8:31pm - Housing Diversity Development Plan Amendment (DPA) – Suburban Activity Node Zone** **Report Reference: UPC040417R7.4**

The Chair invited comment from Council staff.

Staff advised that Appendix 1 of the report illustrates potential areas for the SANZ based on whether roads/rail lines are identified as "transit corridors" in the Draft Update to the 30 Year Plan for Greater Adelaide.

The Committee reviewed the map in Appendix 1 and agreed that the coloured areas were appropriate for the draft SANZ.

**Moved Cr Telfer, Seconded Cr Prior** that the Urban Planning Committee:

1. Reviews and endorses the proposed "Suburban Activity Node Zone" draft policy and confirm the areas shown on Appendix 1, noting the areas defined as "SANZ: Core Area", "SANZ: Undefined Area" and "SANZ: Transition Area" are to be included in the Zone.

**Carried unanimously**

**8. CONFIDENTIAL ITEMS**

Nil

**9. ANY OTHER BUSINESS**

Cr Telfer raised the need to keep informed of the State Government's dwelling targets as they relate to Council's proposed Housing Diversity DPA.

**10. MEETING CLOSURE**

The meeting was declared closed at 8:58 pm

**11. NEXT MEETING**

A Special Meeting of the Urban Planning Committee is to be held on Monday, 1 May 2017.

The next meeting of the Urban Planning Committee is to be held on Tuesday, 6 June 2017 at 6.30 pm in Committee Rooms 1 & 2.

**CONFIRMED**

.....  
**CHAIRPERSON**

/ /

**CITY OF MARION  
SPECIAL URBAN PLANNING COMMITTEE MEETING  
1 MAY 2017**

**Originating Officers:** David Melhuish, Senior Policy Planner

**Manager:** Steve Hooper, Manager Development & Regulatory Services

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Community/Recreation Development Plan Amendment (DPA) - Public Hearing

**Report Reference:** SUPC010517R6.1

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**REPORT OBJECTIVES/SUMMARY**

This report provides a background to why the Development Plan Amendment (DPA) was undertaken and the procedure to this point in time.

**BACKGROUND**

Council's major recreation grounds and some of the larger community facilities are currently located within a "Residential Zone" or "Open Space Zone".

The Residential Zone, in particular, is not appropriate for larger scale recreation and community facilities as it seeks land uses that serve the local community and is therefore quite restrictive.

Council is proposing to rezone a total of 10 recreation grounds and 2 community centres to "Community Zone". The recreation facilities are also proposed to be covered by a 'Recreation Policy Area'. This zone and policy area will provide more appropriately aligned policy and support for existing and any future development/expansion and use of these facilities.

The DPA does not seek a change to the type of land use that can occur on the sites, rather, the intention is to provide greater clarity for the envisaged site use, and the associated policy used in the development assessment process.

The DPA does not include all community and recreation facilities in the Council area, as the existing "Residential Zone" appropriately supports smaller scale facilities/uses that serve the local community.

To help Council undertake a fully informed consideration of the DPA, Council placed the DPA on public consultation and provided the opportunity for feedback. Owners of property located immediately adjacent to the facilities were notified directly by mail. Wider notification was also undertaken with information provided in the local newspaper and on Council's website. Copies of the draft DPA were made available at the Council Offices and on Council's website.

The consultation period started on 22 February 2017 and closed on 19 April 2017.

A total of 13 submissions were received from the public, one from an adjoining Council and 3 from State Agencies. One respondent has requested to be heard at the public hearing.

Copies of all submissions have been made available for inspection by interested parties at the Council Office from the day following the closure of consultation period (20 April 2017) until the closure of the public hearing.

A table summarising the submissions received is attached to this report (Attachment 1)

## **PUBLIC MEETING**

Persons who have previously advised that they wish to provide a verbal submission will be heard in the first instance.

Following hearing those persons, an opportunity for other persons present to make a verbal submission, will be provided.

It is important to note that the public hearing is not an opportunity for public debate or a decision making forum. It is an opportunity for persons to provide further verbal submissions on the proposed amendments to the Development Plan to the Committee. All submissions will be recorded and the issues will be taken into consideration by Council when undertaking the next draft of the DPA.

**CITY OF MARION  
SPECIAL URBAN PLANNING COMMITTEE MEETING  
1 MAY 2017**

**Originating Officers:** Rhiannon Hardy, Policy Planner  
David Melhuish, Senior Policy Planner

**Manager:** Steve Hooper, Manager Development & Regulatory Services

**General Manager:** Abby Dickson, General Manager City Development

**Subject:** Housing Diversity Development Plan Amendment – Marion Plains Policy Area

**Report Reference:** SUPC010517R7.1

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**REPORT OBJECTIVES/SUMMARY**

This report continues investigations for the proposed Housing Diversity Development Plan Amendment (DPA) by investigating the remaining suburbs identified in the Statement of Intent (SOI) for a potential low density policy area. The report considers two options:

- 1) The creation of an additional “Marion Plains Policy Area” in areas specifically identified in the SOI which display a low density character; or
- 2) Amendment of the existing Northern Policy Area 13 to increase minimum site dimensions, introduce stronger design criteria, and increase on-street and on-site car parking.

**RECOMMENDATIONS**

**DUE DATES**

**That the Urban Planning Committee:**

- |   |                   |
|---|-------------------|
| <b>1. Considers the investigations and mapping contained in Appendices 2 to 7 and determines those areas suitable for inclusion in the proposed “Marion Plains Policy Area”, consistent with the Statement of Intent.</b> | <b>1 May 2017</b> |
|---|-------------------|

**OR**

- |  |                   |
|--|-------------------|
| <b>1. Considers the draft policy and mapping contained in Appendices 8 and 9 and support the proposed changes to the Northern Policy Area 13 in lieu of progressing the “Marion Plains Policy Area”.</b> | <b>1 May 2017</b> |
| <b>2. Recommend that the Council support the change of direction from the Statement of Intent.</b>   | <b>1 May 2017</b> |

## BACKGROUND

The SOI for the Housing Diversity DPA declared the following intentions:

- *“Explore opportunities for a low density policy area in:
  - Ascot Park (north of Sixth Avenue and south of Wood Street);
  - Marion (south of Oliphant Avenue/Jacob Street and north of Norfolk Road);
  - Plympton Park (north-east of Stradbroke Avenue and south of South Terrace, to link with the proposed Residential Character Policy Area); and
  - South Plympton (on Kerr Grant, Brinkworth and Kent streets, and the area bounded by Wheaton, Barker, Korana and Lynton streets) in order to preserve and enhance existing intact streetscapes and characteristics of older dwelling stock.*
- *Investigate the establishment of a low density policy area in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. Review minimum allotment dimensions and density criteria with potential for increased frontage widths and discourage hammerhead allotments.”*

Throughout the second half of 2016, the Urban Planning Committee (UPC) reviewed and endorsed a proposed “Low Density Policy Area” template, and its application in Oaklands Park.

At the UPC meeting held on 7 February 2017, the Committee reviewed investigations in the suburbs of Sturt and Warradale, but requested that staff run some different scenarios for site dimensions throughout the potential “Marion Plains Policy Area”. Staff have emailed Committee Members maps illustrating various site dimension scenarios prior to this meeting of the UPC.

The policy investigations are continued in this report, comprising analysis of the suitability of lower density policy area in Warradale, Sturt, Glengowrie, South Plympton, Plympton Park and Ascot Park.

## DISCUSSION

A “Low Density Policy Area” was drafted and supported by the UPC at the meeting held on 2 August 2016, subject to local additions/adaptions. The draft Marion Plains Policy Area (formerly referred to as the “Low Density Policy Area”) is attached in Appendix 1.

At the Urban Planning Committee meeting held on 7 February 2017, the Committee discussed the concept of minimising the number of residential policy areas, and sought further mapping analysis of different site dimensions. In response to this discussion, an “Option 2” scenario has been presented for consideration by the Committee, as outlined below:

- |                 |  |
|-----------------|--|
| <b>Option 1</b> | Implement a low density “Marion Plains Policy Area” using the ideology and analyses consistent with that applied at the August 2016 UPC meeting, in the suburbs of Warradale, Sturt, Glengowrie, South Plympton, Plympton Park and Ascot Park. |
| <b>Option 2</b> | Retain the existing Northern Policy Area 13 and apply greater site dimensions for semi-detached, row, group and residential flat buildings and stronger design criteria.   |

### **Option 1: New Marion Plains Policy Area**

Staff have undertaken a detailed analysis of the housing stock and locality attributes in Warradale, Sturt, Glengowrie, Plympton Park, South Plympton and Ascot Park with a view to identifying areas suitable for inclusion in the Marion Plains Policy Area. The studies contained in Appendices 2-7 of this report consider the areas recommended for inclusion in the potential new policy area.

A summary map illustrating all areas recommended for inclusion in the Marion Plains Policy Area and Residential Character Area is contained in Appendix 8.

### **Option 2: Retain and amend the existing Northern Policy Area 13**

Approximately 90% of properties identified for lower density zoning in the SOI are located in the Northern Policy Area 13. Those properties identified for lower density comprise approximately 36% of the Northern Policy Area 13.

Given those localities experiencing issues with infill development seem to be focused in the Northern Policy Area 13, the Committee may wish to consider taking a different approach to that identified in the SOI – instead of introducing a new policy area over certain parts of the Northern Policy Area 13, Council could consider amending the existing Northern Policy Area 13 to address the issues experienced with current infill developments.

Based on previous discussions at the Urban Planning Committee, staff understand that the typical issues arising from infill development relate to a lack of car parking, density, hammerhead developments, bulk/scale and design and appearance. Potential policy solutions are discussed in the following table, and interpreted into policy amendments via tracked changes in Appendix 9.

<b>Issue</b>	<b>Potential policy solution</b>
Lack of car parking	<ul style="list-style-type: none"> <li>• Increase minimum frontage width criteria for row dwellings, increasing opportunities for on-street car parking.</li> <li>• Increase on-site car parking for group and residential flat dwellings based on the number of bedrooms (currently 1.5 spaces per dwelling, irrespective of dwelling size).</li> </ul>
Density	<ul style="list-style-type: none"> <li>• Increase minimum site area criteria for semi-detached, row, residential flat and group dwellings.</li> <li>• Increase frontage width criteria for row dwellings.</li> </ul>
Hammerhead developments	<ul style="list-style-type: none"> <li>• Increase minimum battle-axe driveway width and landscaping strip width.</li> <li>• Increase car parking for group and residential flat building developments.</li> </ul>
Bulk/scale	<ul style="list-style-type: none"> <li>• Emphasise design treatments and compatibility with existing dwellings in the Desired Character.</li> </ul>
Design and appearance	<ul style="list-style-type: none"> <li>• Emphasise the importance of landscaping and re-vegetation in new developments.</li> <li>• Encourage low front fencing to complement new dwellings.</li> <li>• Encourage building detailing, articulation and varied materials.</li> </ul>



If the Committee wish to proceed with Option 2, it should consider whether the amended Northern Policy Area 13 criteria should be applied to:

- a. The whole of the Northern Policy Area 13; or
- b. The whole of the Northern Policy Area 13 and those parts of the Medium Density Policy Area 12 identified for lower density in the SOI<sup>1</sup>.

Staff are of the view that part (a) is the most appropriate option, as those parts of the Medium Density Policy Area 12 identified for lower density are located in close proximity to public transport stops and activity centres, and therefore a higher density of development with diverse housing options should be maintained in those areas, in accordance with the directions of the *30 Year Plan for Greater Adelaide*.

3 maps are contained in Appendix 10 which illustrate three different scenarios for minimum site dimensions throughout the Northern Policy Area 13, as follows:

**Map 1. Existing Northern Policy Area 13**

<i>Dwelling Type</i>	<i>Minimum Site Area (square metres)</i>	<i>Minimum Frontage Width</i>		<i>Minimum Site Depth (metres)</i>
		<i>Other road (metres)</i>	<i>Arterial road (metres)</i>	
<b>Detached</b>	375	12	12	20
<b>Semi-detached</b>	320	9	12	20
<b>Group</b>	300	20	20	45
<b>Residential flat building</b>	300	20	20	45
<b>Row</b>	250	7	12	20

**Map 2. Proposed (recommended) amended minimum site dimensions**

<i>Dwelling Type</i>	<i>Minimum Site Area (square metres)</i>	<i>Minimum Frontage Width</i>		<i>Minimum Site Depth (metres)</i>
		<i>Other road (metres)</i>	<i>Arterial road (metres)</i>	
<b>Detached</b>	350	9	12	20
<b>Semi-detached</b>	350	9	12	20
<b>Group</b>	350	20	20	45
<b>Residential flat building</b>	350	20	20	45
<b>Row</b>	300	8	12	20

<sup>1</sup> Those areas identified for lower density that are part of the Medium Density Policy Area 12 include localities in Oaklands Park (adjacent the Regional Centre Zone), South Plympton (between Cross Road and the tram line) and Warradale (adjacent the train line).

**Map 3. Alternative amended minimum site dimensions**

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other road (metres)	Arterial road (metres)	
Detached	350	10	12	20
Semi-detached	350	10	12	20
Group	350	20	20	45
Residential flat building	350	20	20	45
Row	300	9	12	20

*Note: A majority of the Northern Policy Area 13 is located in a Determined Area for the purposes of Schedule 4 2B complying development under the Development Regulations 2008 (known as “Residential Code” development). The Residential Code supersedes the Development Plan to ensure guaranteed consent to new detached or semi-detached dwellings that satisfy certain numerical criteria. The Residential Code applies the minimum site dimensions for semi-detached dwellings to both detached and semi-detached dwellings, which is why the same site dimensions have been applied to detached and semi-detached dwellings in the above table(s). The Residential Code does not have regard to landscaping, design/appearance or fencing, and requires only 2 on-site car parking spaces for 3+ bedroom dwellings.*

**CONCLUSION:**

In order to minimise some common adverse impacts of infill development in the northern part of the Council area, two different policy directions are presented:

1. Introduce a new “Marion Plains” Policy Area in selected areas in Oaklands Park, Warradale, Glengowrie, Sturt, South Plympton, Plympton Park and Ascot Park; or
2. Amend the existing Northern Policy Area 13 to increase site dimensions, increase car parking and landscaping provision, and strengthen design criteria.

The Committee are requested to consider the above options and resolve which policy direction is preferred.

If Option 1 is preferred, the areas identified in Appendices 2-7 should be reviewed and confirmed.

If Option 2 is preferred, the Committee should resolve:

- a) the desired minimum site dimensions; and
- b) whether the amended policy should also be applied in those parts of the Medium Density Policy Area 12 identified for lower density in the SOI;
- c) to present the amended approach to a meeting of the General Council, as it differs from the direction identified in the SOI.

**APPENDICES:**

- Appendix 1: Draft “Marion Plains Policy Area”
- Appendix 2: Warradale Inner Suburb Analysis
- Appendix 3: Sturt Inner Suburb Analysis
- Appendix 4: Glengowrie Inner Suburb Analysis
- Appendix 5: Plympton Park Locality Analysis
- Appendix 6: South Plympton Locality Analysis
- Appendix 7: Ascot Park Locality Analysis
- Appendix 8: Summary draft zoning map
- Appendix 9: Draft amended Northern Policy Area 13
- Appendix 10: Site dimension analysis maps

Appendix 1

## Marion Plains Policy Area X

### OBJECTIVES

- 1 A policy area primarily comprising low scale, low density housing.
- 2 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 3 Development that reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low density dwellings of a variety of architectural styles. In order to preserve the desired low density character, development will predominantly involve the replacement of detached dwellings with the same (or buildings in the form of detached dwellings).

Battleaxe subdivision will not occur in the policy area to preserve a pattern of rectangular allotments developed with buildings that have a direct street frontage.

Development should seek to promote cohesive streetscapes whilst allowing for a variety in housing forms and styles, such as buildings of up to two storeys, provided that the impact of the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.

Garages and carports will be located behind the front façade of buildings.

Buildings will be complementary to existing dwellings through the incorporation of design features such as pitched roofs, eaves and variation in the texture of building materials.

Development will be interspersed with landscaping, particularly behind the main road frontage, to enhance the appearance of buildings from the street as viewed by pedestrians, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - domestic outbuilding in association with a dwelling
  - domestic structure, such as a verandah or porch
  - detached dwelling
  - dwelling addition
  - row dwelling adjacent an area of public open space greater than 2000 square metres in area
  - semi-detached dwelling
  - small scale non-residential use that serves the local community, for example:

- child care facility
- health and welfare service
- open space
- primary and secondary school
- recreation area
- shop measuring 250 square metres or less in gross leasable floor area

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Row dwellings should only be developed where:
  - (a) the development site is adjacent an area of public open space greater than 2000 square metres in area; and
  - (b) all row dwellings incorporate a balcony greater than 2 metres in depth facing the reserve.
- 4 A dwelling should have a minimum site area, frontage to a public road and depth not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)	Minimum depth (metres)
Detached	350 minimum	10	20
Semi-detached	350 minimum	10	20
Row dwelling adjacent an area of public open space greater than 2000 square metres in area	300 minimum	8	20

**Commented [RH1]:** Site areas as agreed by the UPC on August 2016. Although the UPC requested to increase the site dimensions in October 2016, the UPC then discussed that the increase may not be appropriate in February 2017 in light of site dimension mapping.

- 5 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area (comprising the footprint of the dwelling and garage, but excluding the area of any verandah/alfresco/ pergola/eaves) and a maximum floor area ratio of 0.6.

#### Land Division

- 6 Land division should create allotments with an area of greater than 350 square metres and a minimum frontage width of 10 metres, other than where the land division is combined with an application for dwellings or follows an approval for dwellings on the site.

# WARRADALE INNER SUBURB ANALYSIS

## INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to investigate the establishment of a “low density policy area” in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. This analysis reviews the nature of the existing residential areas within the suburb of Warradale to assess their suitability for a lower density policy area, known as the “Marion Plains Policy Area”.

Three localities have been identified, as illustrated in Figure 1 below.

### Dwelling Age



Figure 1. Thematic map illustrating dwelling age, with 3 localities identified



## LOCALITY 1:



## DWELLING STOCK

The locality contains a moderate proportion of recently constructed dwellings; 37% of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality,



although predominantly in the northern section closer to the rail corridor. These are generally 1 and 2 storey low-to-medium density dwellings.

48% of properties in the locality were constructed between 1940 and 1960, which represents the predominant dwelling era in the locality. This original dwelling stock typically comprises single-storey detached dwellings on 700m<sup>2</sup> - 1000m<sup>2</sup> allotments.

>= Min	< Max	%	#
1,800	1,940	0%	2
1,940	1,960	48	241
1,960	1,990	15	75
1,990	2,016	37	186

## PATTERN OF ALLOTMENTS

Allotments are generally regular shape, which reflects the grid street pattern. That being said, new development has resulted in a less-uniform pattern of allotments, with narrow row dwellings, hammerhead development, and unit development.

## SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-6 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

## STREETSCAPING/VEGETATION

Streets in the locality feature attractive street tree planting, such as mature plantings along Lascelles, Kildonan and Ailsa Avenues. Large mature Eucalyptus trees are also apparent in the locality, but predominantly on land in private ownership.

## LAND USES

The locality is predominantly residential in nature. A church is located on the northern end of Ailsa Avenue.

## OPEN SPACE

Warradale Park Reserve and Tennis Club (10,800 m<sup>2</sup>) is located on Gardiner Avenue.



Figure 2. Launceston Avenue





Figure 3. Newcastle Street



Figure 4. Warradale Park Reserve



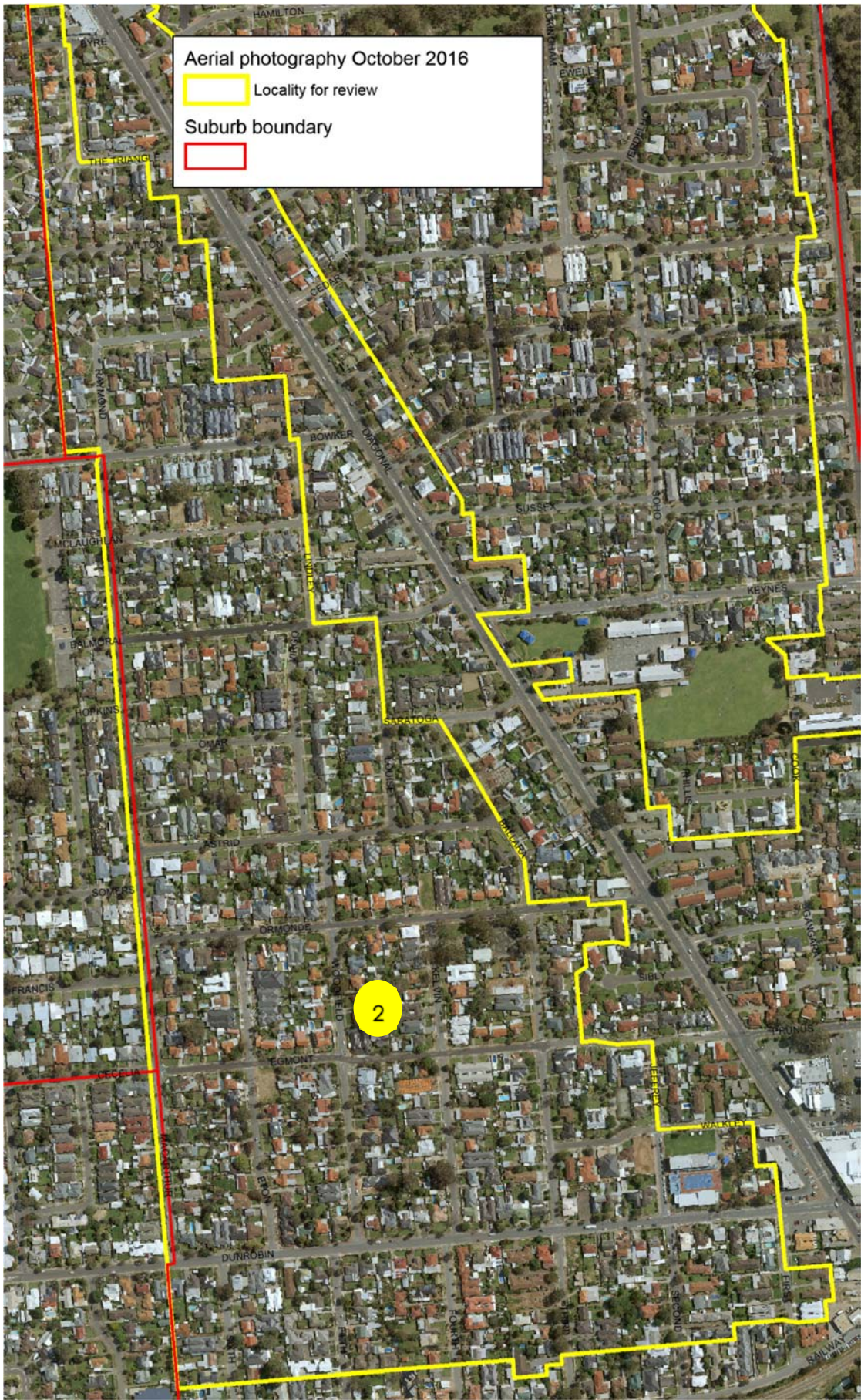
Figure 5. Lascelles Avenue



Figure 6. Elgin Avenue



LOCALITY 2:



## DWELLING STOCK

The locality contains a moderate proportion of recently constructed dwellings; 28% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density (detached, semi-detached, row and unit type), and comprises 1 and 2 storey dwellings. New dwelling stock tends to be scattered throughout the locality, however is more dominant adjacent the railway line (outside the locality) and along Bowker Street to the north.

33% of properties in the locality were constructed between 1940 and 1960, and 36% between 1960 and 1990.

Dwelling stock constructed before 1990 typically comprises single-storey detached dwellings on 700-1000 m<sup>2</sup> allotments. Allotment sizes for more recently constructed dwellings range between 300m<sup>2</sup> - 400m<sup>2</sup>.

>= Min	< Max	%	#
1,800	1,940	2%	13
1,940	1,960	33	218
1,960	1,990	36	236
1,990	2,016	28	184

## PATTERN OF ALLOTMENTS

Allotments are generally regular in shape, which reflects the grid street pattern. That being said, new development has resulted in a less-uniform pattern of allotments, with narrow row dwellings, hammerhead development, and unit development.

## SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-6 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

## STREETSCAPING/VEGETATION

Other than along Railway Terrace (adjacent the rail corridor) and Wilton Avenue to the north, there is a general lack of mature street trees within the locality. However, more recent plantings are evident along a number of the streets.

## LAND USES

The locality is predominantly residential in nature. A school is located at the western end of Dunrobin Road and a tennis club and kindergarten are located at the western end of Ormonde Avenue.

## OPEN SPACE

A small reserve of around 1100m<sup>2</sup> is located in Louise Avenue, in addition to the tennis club mentioned above.





Figure 6. Bowker Street – new medium density development adjacent original housing stock



Figure 7. Astrid Street – original low density housing stock



Figure 8. Dunrobin Road – modern school alongside pre 1940 housing



Figure 9. Woodfield Avenue – predominantly original housing stock with a recent modern incursion



Figure 10. Kelvin Avenue – mix of original low density and recent low/medium density housing stock



## LOCALITY 3:



## DWELLING STOCK

The locality contains a relatively small proportion of recently constructed dwellings; 17% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density (detached, semi-detached and row), and comprises 1 and 2 storey dwellings. New dwelling stock tends to be scattered throughout the locality, however is more dominant on the western side where the older housing stock is located.

40% of properties in the locality were constructed between 1940 and 1960, and 43% between 1960 and 1990. Those properties constructed between 1960 and 1990 are predominantly located at the north eastern section of the locality; being a subdivision of a former vineyard area.



Original dwelling stock typically comprises single-storey detached dwellings. Those constructed before 1960 are located on allotments ranging between 700m<sup>2</sup>-900m<sup>2</sup>, whereas those constructed between 1960 and 1990 range between 600m<sup>2</sup>-700m<sup>2</sup>. Allotment sizes for more recently constructed dwellings range between 300m<sup>2</sup> - 400m<sup>2</sup>.

>= Min	< Max	%	#
1,800	1,940	0%	0
1,940	1,960	40	187
1,960	1,990	43	199
1,990	2,016	17	78

## PATTERN OF ALLOTMENTS

Allotments are generally regular in shape, which reflects the grid street pattern. Allotments in the subdivision of a former vineyard are more irregular due to the looped road pattern. New development has resulted in a less-uniform pattern of allotments due to narrow frontages associated with semi-detached and row dwellings.

## SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5-7 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

## STREETSCAPE/VEGETATION

There is variation in street tree planting throughout the locality, with no trees evident in a number of streets in the north east (vineyard subdivision) through to a heavy canopy of mature gum trees in others (Kent Street). A substantial number of mature trees are present on Hamilton Park Reserve.

## LAND USES

The locality is predominantly residential in nature. Warradale Primary School is located on Keynes Avenue and Hamilton Park Reserve (13,860m<sup>2</sup>) is located on Ewell Avenue.

## OPEN SPACE

The above two facilities provide open space within the locality.



Figure 11. Hamilton Ave – 1970s/1980s subdivision of former vineyard (no street trees)





Figure 12. Ewell Ave – original housing stock adjacent Hamilton Park Reserve



Figure 13. Kent Ave – mix of new dwellings amongst original housing stock – predominantly mature street trees



Figure 14. Cedar Ave – New medium density development



Figure 15. Sussex Street – Original housing stock – 1960s onwards

## CONCLUSION

### Locality 1

Just over a third of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality, although predominantly in the northern section between the rail corridor and Lascelles Avenue (both sides). This section is currently covered by both Medium Density and Northern Policy Areas. Recent redevelopment in the area has resulted in varied front setbacks and less regular allotment patterns. Therefore, an intact lower density character does not exist in this section of the locality.

It is noted that the entire locality is located within 800 metres of both the rail corridor and the Regional Centre Zone, and therefore the implementation of a policy area seeking lower density housing stock would be contrary to established planning principles which emphasise the importance of planning for higher residential densities within convenient walking distance of public transport, retail, community services etc. to reduce car dependency.

Dependent on the above, the following scenarios could be considered:

- Retaining the existing Medium Density and Northern Policy Area zoning within the locality
- Increasing the area covered by the Medium Density Policy Area down to Lascelles Avenue, with the remainder staying in Northern Policy Area 13

### Locality 2

Just under a third of properties in the locality were constructed after 1990. New dwelling stock is scattered throughout the locality, although there are small concentrations in the southern section north of the rail corridor and on Bowker Street.

New dwelling stock is generally low-to-medium density (detached, semi-detached, row and unit type), and comprises 1 and 2 storey dwellings.

The locality is currently covered by both Medium Density and Northern Policy Areas. Recent redevelopment in the area has resulted in varied front setbacks and less regular allotment patterns in a number of streets. Therefore, an intact lower density character does not exist throughout the locality. There are a few small areas where an original lower density character is predominantly intact (Around Raymond Grove, Wilton Avenue and The Triangle, in the north, and between Omar Avenue and Ormond Avenue, centrally located). These areas may be too small as individual policy areas.

It is recommended that the existing Medium Density and Northern Policy Area zoning within the locality be retained.

### Locality 3

Only 17% of the properties in the locality were constructed after 1990. New dwelling stock tends to be scattered throughout the locality, however is more dominant on the western side where the older housing stock is located. Changes in frontages and setbacks have resulted in a less coherent character in this section.

Housing stock in the north-eastern and eastern sections of the locality are relatively recent (circa 1970s) and the streetscape character is attractive and predominantly intact.

For the above reasons, it is recommended that the potential "low density" policy area is confined to the eastern sections of the locality displayed in the aerial photograph and draft zoning maps below. The zoning of the remaining parts of the locality should be retained as Northern Policy Area 13.



AERIAL PHOTO: RECOMMENDED "MARION PLAINS POLICY AREA"

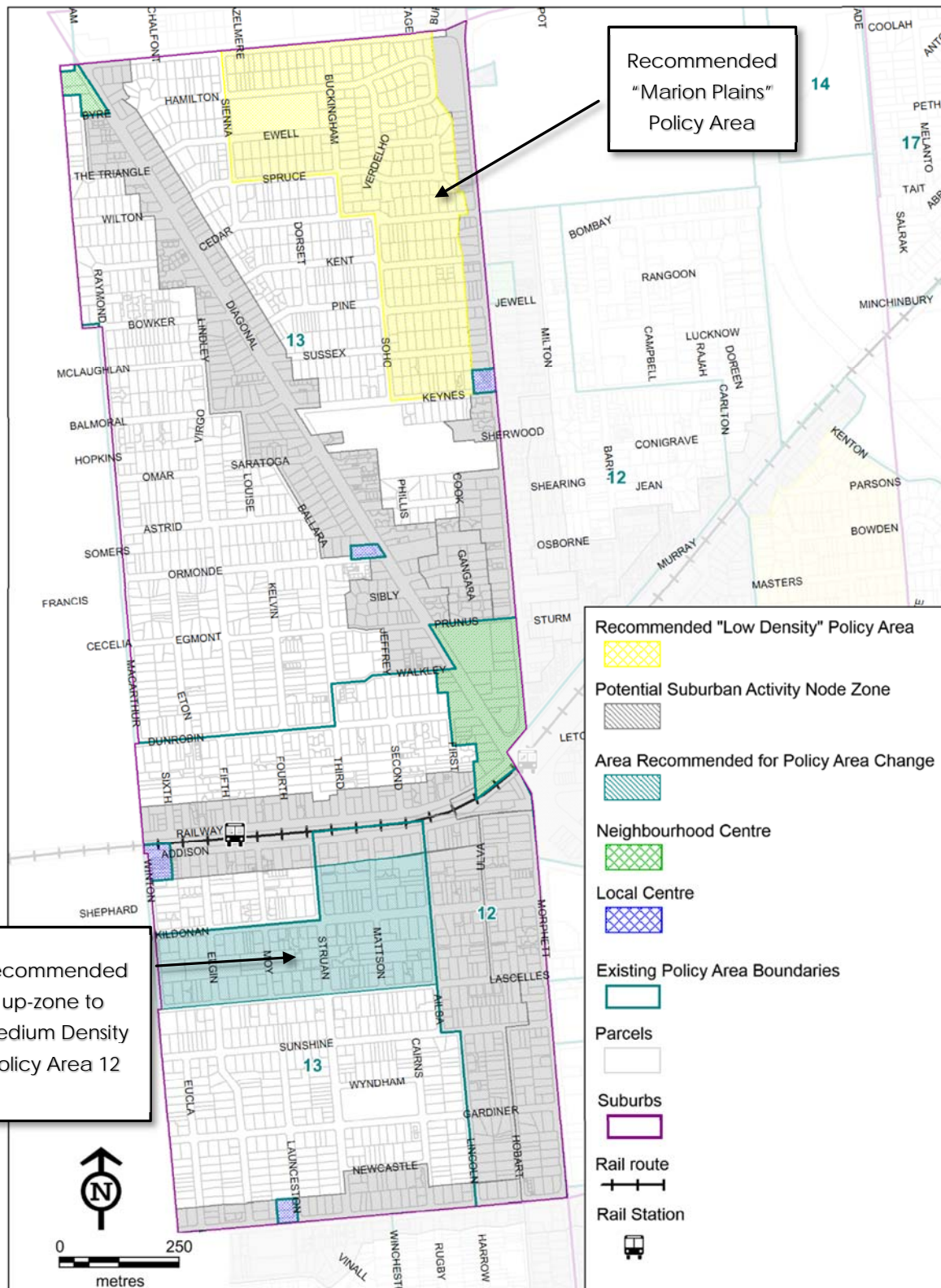




## SUMMARY MAP: POTENTIAL "MARION PLAINS POLICY AREA"

**Warradale**

Housing Diversity DPA - Potential Low Density Policy Area

DRAFT: For discussion only  
Version: 11 January 2017

# STURT INNER SUBURB ANALYSIS

## INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to investigate the establishment of a “low density policy area” in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. This analysis reviews the nature of the existing residential areas within the suburb of Sturt to assess their suitability for a lower density policy area, known as the “Marion Plains Policy Area”.

The locality for review has been identified in Figure 1 below.

### Dwelling Age

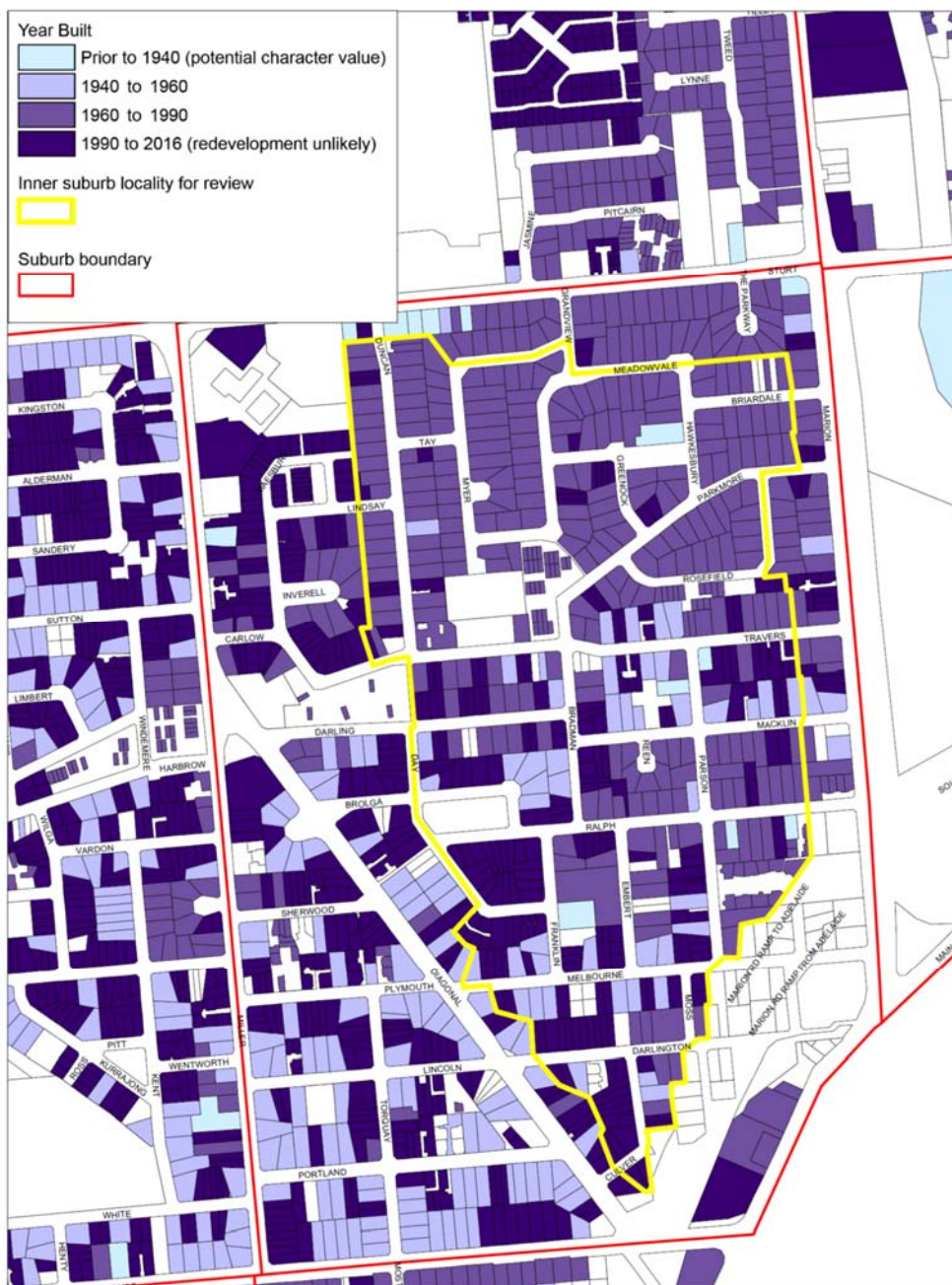


Figure 1. Thematic map illustrating dwelling age and locality for review







## DWELLING STOCK

The locality contains a high proportion of recently constructed dwellings; 37% of properties in the locality were constructed after 1990. New dwelling stock is generally low-to-medium density and comprises both single-storey and two-storey construction.

53% of properties in the locality were constructed between 1960 and 1990, which represents the most prevalent dwelling era in the locality. Only 9% of properties were constructed prior to 1960, and therefore the locality does not maintain distinct built form character value.

The highest proportion of original dwelling stock appears to be concentrated in the northern part of the locality, such as Duncan, Myer, Parkmore and Meadowvale streets.

>= Min	< Max	%	#
1,800	1,940	1%	6
1,940	1,960	8%	46
1,960	1,990	53	301
1,990	2,016	37	211

## PATTERN OF ALLOTMENTS

Allotments in the northern part of the locality are generally of a standard pattern, as redevelopment is less common in this area. The southern part of the locality, however, maintains a higher proportion of allotments developed at higher densities – these allotments tend to be quite narrow. Although several hammerhead allotments are evident, they are not common in the locality.

## SETBACKS

Setbacks in the locality are varied. Recently-constructed dwellings are typically set back 5 metres from the primary street frontage, while original dwelling stock is set back 8-10 metres.

## STREETSCAPING/VEGETATION

Mature street tree plantings are evident along a number of streets, including Hawkesbury Avenue and Parsons Street. However, in many parts of the locality, street tree planting is sporadic and scarce. A number of mature Eucalyptus trees are present in and surrounding Brolga Place Reserve.

## LAND USES

The locality is residential in nature.

## OPEN SPACE

Four (4) Council reserves - Brolga Place Reserve (4313 m<sup>2</sup>), Travers Reserve (2723 m<sup>2</sup>), Rosefield Lane Reserve (796 m<sup>2</sup>), and Hawkesbury Avenue Reserve (2237 m<sup>2</sup>) - are present in the locality.



Figure 2. Recent development along Ralph Street



Figure 3. Brolga Place Reserve



Figure 4. Melbourne Street



Figure 5. Franklin Street





Figure 6. New single-storey dwellings on the corner of Bradman and Macklin Streets



Figure 7. Parkmore Avenue, with a higher proportion of original dwelling stock



Figure 8. Housing SA land at Parkmore Avenue



Figure 9. Grandview Grove



Figure 10. Several mature trees along Duncan Street

## CONCLUSION

The southern portion of the locality maintains a relatively high proportion of redevelopment, such as along Darlington, Melbourne, Travers and Darling streets. New dwellings have varied the pattern of setbacks and allotment configuration, and a low density character (derived from the original dwelling stock) is not evident. These streets with a high level of redevelopment do not maintain a distinct streetscape character as street tree planting is scarce and sporadic.

The northern part of the locality, however, maintains a higher proportion of original dwelling stock with limited infill development, such as along Myer Road, Duncan Street and Meadowvale Road. These streets also tend to feature mature street trees. As such, these streets can be seen to maintain a low density streetscape character.

The character of the northern part of the locality may warrant preservation by encouraging sensitive infill development which respects the existing pattern of development and streetscape character. However, it is acknowledged that this locality is located 300-700 metres from the Regional Centre Zone, and therefore is not appropriate to prevent all development in this area.

In summary, it is recommended that the proposed lower density policy area is reduced to contain only those areas displayed in the aerial photograph and draft zoning maps below. That lower density policy area should not prevent all future infill development, but should encourage allotment dimensions and dwelling designs which can preserve the low density streetscape character.

The zoning of the remaining parts of Sturt should be retained as per the current policy areas.

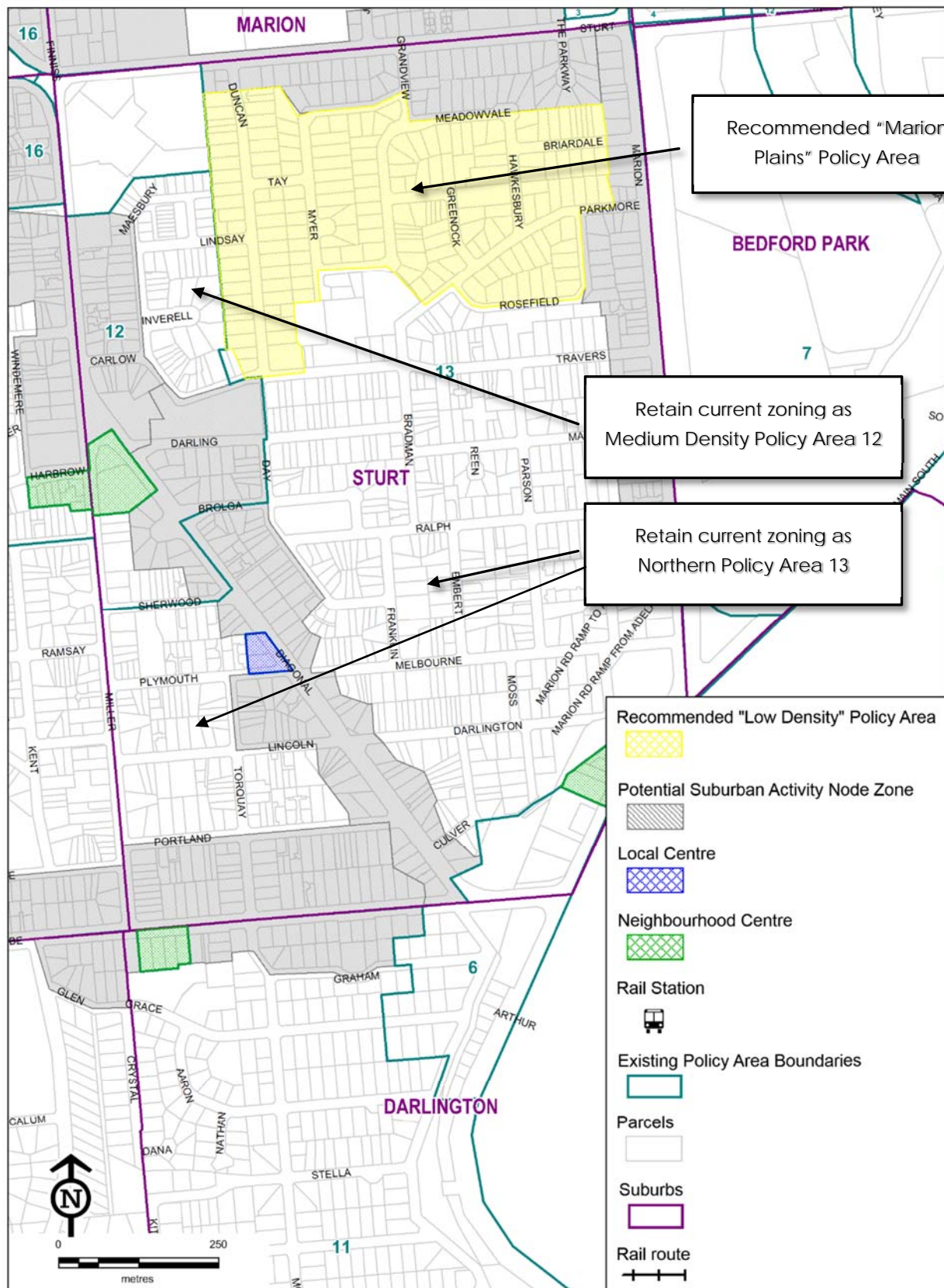




## SUMMARY MAP: RECOMMENDED POTENTIAL "MARION PLAINS POLICY AREA"

**Sturt**

Housing Diversity DPA - Potential Low Density Policy Area

DRAFT: For discussion only  
Version: 11 January 2017

# GLENGOWRIE INNER SUBURB ANALYSIS

## INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to investigate the establishment of a “low density policy area” in the suburbs of Oaklands Park, Glengowrie, Sturt and Warradale (except those parts of the suburbs adjacent arterial roads and the railway corridor) to negate further adverse impacts on existing streetscapes arising from ad hoc infill development. This analysis reviews the nature of the existing residential areas within the suburb of Glengowrie to assess their suitability for a lower density policy area, known as the “Marion Plains Policy Area”. The localities for review have been identified in Figure 1 below.



## Dwelling Age



Figure 1. Thematic map illustrating dwelling age and localities for review



LOCALITY 1



## DWELLING STOCK

The locality contains a high proportion of dwellings constructed after 1990 (50%). The former Glengowrie High School, at the southern eastern section of the locality, has been redeveloped with higher density housing stock and aged care/retirement homes. There is also a large Eldercare retirement village on the corner of Oaklands Road and Diagonal Road. These developments have skewed the figures somewhat in that they do not reflect the actual proportion of the locality affected. In saying this, new dwelling stock is also scattered throughout the locality. Outside of the former school site new dwelling stock is of a low to medium scale, with original stock being replaced with 2 or 3 new dwellings; being predominantly one and two storey detached and semi-detached dwellings, and a number of row dwelling developments.

41% of the properties were constructed between 1940 and 1960. Although not the predominant number, for the reasons above, they cover the greatest proportion of the area. This original dwelling stock typically comprises single storey detached dwellings, with allotment areas predominantly of around 700m<sup>2</sup>.

>= Min	< Max	%	#
1,800	1,940	0%	0
1,940	1,960	41	228
1,960	1,990	9%	51
1,990	2,016	50	278

Figure 2. Locality 1 dwelling age

## PATTERN OF ALLOTMENTS

In the north and north eastern parts of the locality allotments are generally regular in shape, reflecting the normal grid street pattern. Within the aged care/retirement village development, the streets are privately owned and less regular in pattern with extensive variation in allotment shapes and sizes.

The street pattern in the south western section of the locality is very irregular with 5 streets radiating out from a single point, a curvilinear road and a couple of culs-de-sac, resulting in a number of irregular shaped allotments.

## SETBACKS

Setbacks in the locality are varied, partly due to the irregular street pattern in the south west and also due to the mix of original and recent housing stock. Recently constructed dwellings are typically setback 5–6 metres from the primary street frontage, while original dwelling stock is set back 8–10 metres.

## STREETSCAPING/VEGETATION

Streetscapes vary quite considerably throughout the locality. Mature street trees are evident in some streets whilst more recent plantings are evident in others. There appears to be a lack of street trees adjacent to recently redeveloped properties – perhaps awaiting a coordinated replanting by Council. The most densely vegetated streets comprise a mix of both street trees and mature vegetation in the front yards of original housing stock.

## LAND USES

The locality is predominantly residential in nature. Higher density residential, in the form of aged care/retirement villages, is located at the southern part of the locality.



## OPEN SPACE

Hazelmere Reserve is located adjacent to Oaklands Road at the southern end of the locality.



Figure 3. Southern Ave – mix of original housing stock (L) and retirement village development (R)



Figure 4. Bells Road - Mix of original and new housing stock



Figure 5. Harding St – mix of original and new housing stock – new street tree plantings



**Figure 6. Whiteleaf Crescent** – mix of original and new medium density housing stock – mix in maturity of trees



**Figure 7. Hazelmere Rd** – mix of original and new housing stock – vegetated streetscape predominantly provided by trees in front yards of original stock – need for additional street trees



LOCALITY 2



DWELLING STOCK

The locality contains a reasonable proportion of housing stock from all three eras. 42% were built between 1940 – 1960, 20% between 1960 – 1990 and 36% since 1990. The housing constructed after 1990 is generally infill development replacing existing stock with 2 or 3 new dwellings; being predominantly one and two storey detached and semi-detached dwellings, and a number of row dwellings. There is a relatively high proportion of residential flat buildings and group dwellings on and around Cliff Street, at the northern end of the locality. A large group of SAHT 2 storey flats is located at the western end of Bells Road/Rellum Road. These are out of character with the other housing stock in the area.

>= Min	< Max	%	#
1,800	1,940	1%	8
1,940	1,960	42	371
1,960	1,990	20	179
1,990	2,016	36	318

Figure 3. Locality 2 dwelling age

PATTERN OF ALLOTMENTS

Apart from Mitchell Street and Wilkins Grove in the north eastern part of the locality, the locality has a grid street pattern. This being said, most allotments are regular in shape.

SETBACKS

Setbacks in the locality are varied. Recently constructed dwellings are typically 5-6 metres from the primary street frontage, while original housing stock is set back 8-10 metres. Most streets comprise a mix of original and newer housing stock so setbacks are not consistent.

#### STREETSCAPING/VEGETATION

Streetscapes vary quite considerably throughout the locality. Some streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement.

#### LAND USES

The locality is predominantly residential in nature. Higher density housing stock is primarily located on or close to Cliff Street.

#### OPEN SPACE

A council reserve of around 2,500m<sup>2</sup> is located on Stanley Street, central to the locality. It comprises two tennis courts and a playground.



**Cliff Street** – high proportion of medium density dwellings – requires streetscape enhancement



**Ranleigh Street** – mix of original and new housing stock – pleasant street scape





**Kipling Ave** – predominantly original housing stock – relatively mature street trees resulting in a pleasant streetscape



**Johnstone St** – mix of new and original housing stock - Streetscape would be enhanced with planting of additional street trees



**Rellum Road** – SAHT 2 storey units amongst mix of original and new housing stock – streetscape could be enhanced with planting of additional street trees – Many large trees are within private property



## LOCALITY 3



## DWELLING STOCK

The locality contains a high proportion of dwellings constructed between 1960 -1990 (45%) Many of these dwellings are located in medium density unit developments, predominantly located on or around Cliff Street and at the eastern end of Helmsdale Avenue (SAHT), Duggan Avenue and Willoughby Avenue.

There is an even percentage of dwelling stock from pre 1960 and post 1990. The housing constructed after 1990 is generally infill development replacing existing stock with 2 or 3 new dwellings; being

predominantly one and two storey detached and semi-detached dwellings, and a number of row dwellings.

>= Min	< Max	%	#
1,800	1,940	3%	13
1,940	1,960	26	119
1,960	1,990	45	202
1,990	2,016	26	117

Figure 4. Locality 3 dwelling age

#### PATTERN OF ALLOTMENTS

Although slightly curvilinear at the northern end of the locality, the locality has a grid street pattern so most allotments are regular in shape. The main exception to this being the unit developments within the locality, which tend to have private internal driveways that vary in alignment from the road system.

#### SETBACKS

Setbacks in the locality are varied. Recently constructed dwellings are typically 5-6 metres from the primary street frontage, while original housing stock is set back 8-10 metres. Most streets comprise a mix of original and newer housing stock so setbacks are not consistent.

#### STREETSCAPING/VEGETATION

Streetscapes vary quite considerably throughout the locality. Some streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement.

#### LAND USES

The locality is predominantly residential in nature. There are a number of areas with sites containing medium density development.

#### OPEN SPACE

A large reserve is located at the eastern end of Fisk Ave



**Helmsdale Ave** (western end) – mix of SAHT unit development and original housing stock – Streetscape would be enhanced with planting of additional street trees





**Beadnall Tce** (eastern end) – mix of new and original housing stock



**Beadnall Tce** (western end) - predominantly original housing stock



**Frederick Street** (western end) – mx of original and new housing stock – recent street tree plantings





**Willoughby Ave** – entrance to large unit development and new 2 storey townhouses (now built)

## CONCLUSION

In the following conclusion it has been assumed that the localities are being considered for their inclusion in the proposed Marion Plains Policy Area and that within the desired character for the Policy Area it is envisaged that detached and semi-detached dwellings on allotments with minimum frontages of 10 metres and minimum site areas of 350m<sup>2</sup> are appropriate.

### Locality 1

That part of the locality south of Whiteleaf Crescent and Southern Avenue comprises a high percentage of housing stock at greater densities than envisaged for the Marion Plains Policy Area, partly due to the two large retirement complexes and the recent redevelopment of a number of allotments, previously containing original stock, for row dwellings. It is suggested that this area remains in the current Northern Policy Area 13.

The area north of Whiteleaf Crescent and Southern Avenue, contains a mix of original housing stock, and recent infill development that is of a type and scale that reflects the desired character of the Marion Plains Policy Area, so should be considered for inclusion within the Policy Area.

### Locality 2

That part of the locality between Stanley Street and Cliff Street comprises a high percentage of housing stock with dwelling types and densities not envisaged for the Marion Plains Policy Area, particularly the unit developments on and around Cliff Street. It is suggested that this area remains in the current Northern Policy Area.

The remainder of the locality, outside of the above area, contains a mix of original housing stock, and recent infill development that is of a type and scale that reflects the desired character of the Marion Plains Policy Area, so should be considered for inclusion within the Policy Area.

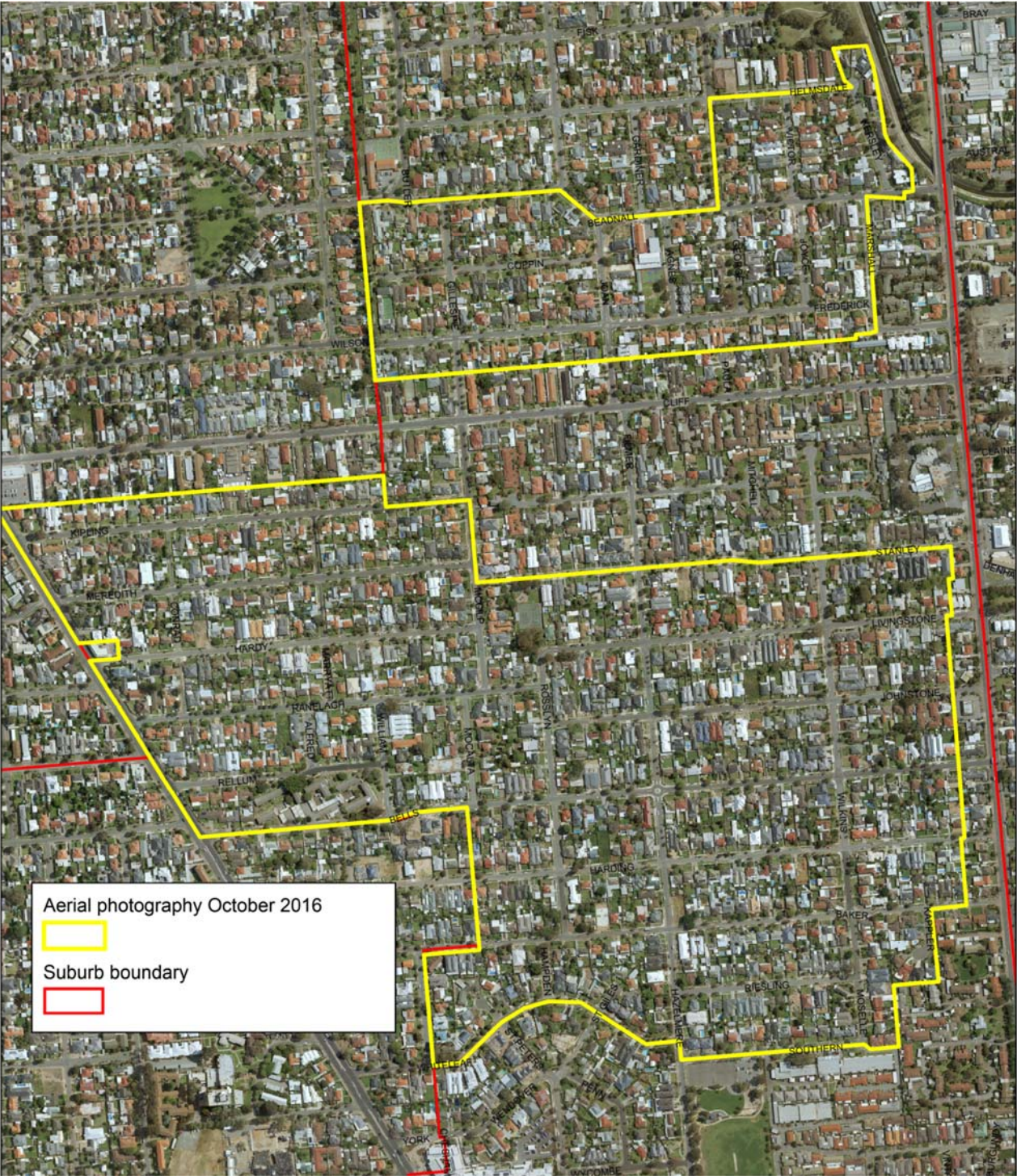
### Locality 3

That part of the locality north of Helmsdale Ave, and from Cliff Street northwards to the rear boundaries of the properties on the southern side of Frederick Street, comprises a high percentage of housing stock with dwelling types and densities not envisaged for the Marion Plains Policy Area. It is suggested that this area remains in the current Northern Policy Area.

The remainder of the locality, outside of the above areas, contains a mix of original housing stock, and recent infill development that is of a type and scale that reflects the desired character of the Marion Plains Policy Area, so should be considered for inclusion within the Policy Area.



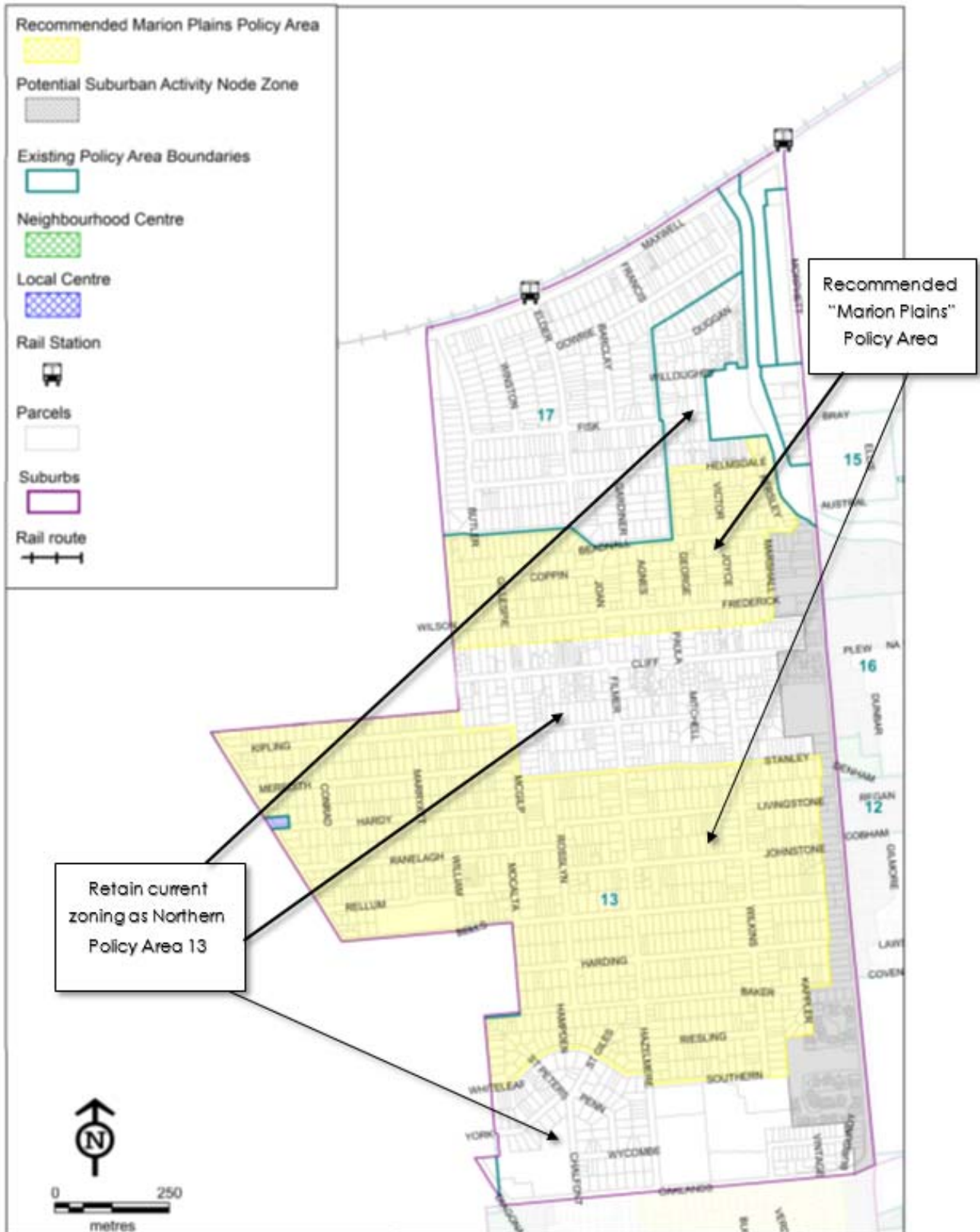
AERIAL PHOTO: POTENTIAL "MARION PLAINS POLICY AREA"





## Glengowrie

DRAFT: For discussion only  
Version: 8 March 2017



# PLYMPTON PARK LOCALITY ANALYSIS

## INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to explore opportunities for a low density policy area to preserve and enhance existing intact streetscapes and characteristics of older dwelling stock in:

- Ascot Park (north of Sixth Avenue and south of Wood Street);
- Marion (south of Oliphant Avenue/Jacob Street and north of Norfolk Road);
- Plympton Park (north-east of Stradbroke Avenue and south of South Terrace, to link with the proposed Residential Character Policy Area); and
- South Plympton (on Kerr Grant, Brinkworth and Kent streets, and the area bounded by Wheaton, Barker, Korana and Lynton streets)

This analysis reviews the identified area within the suburb of Plympton Park to assess its suitability for a lower density policy area. The locality for review has been identified in Figure 1 below.

## Dwelling Age

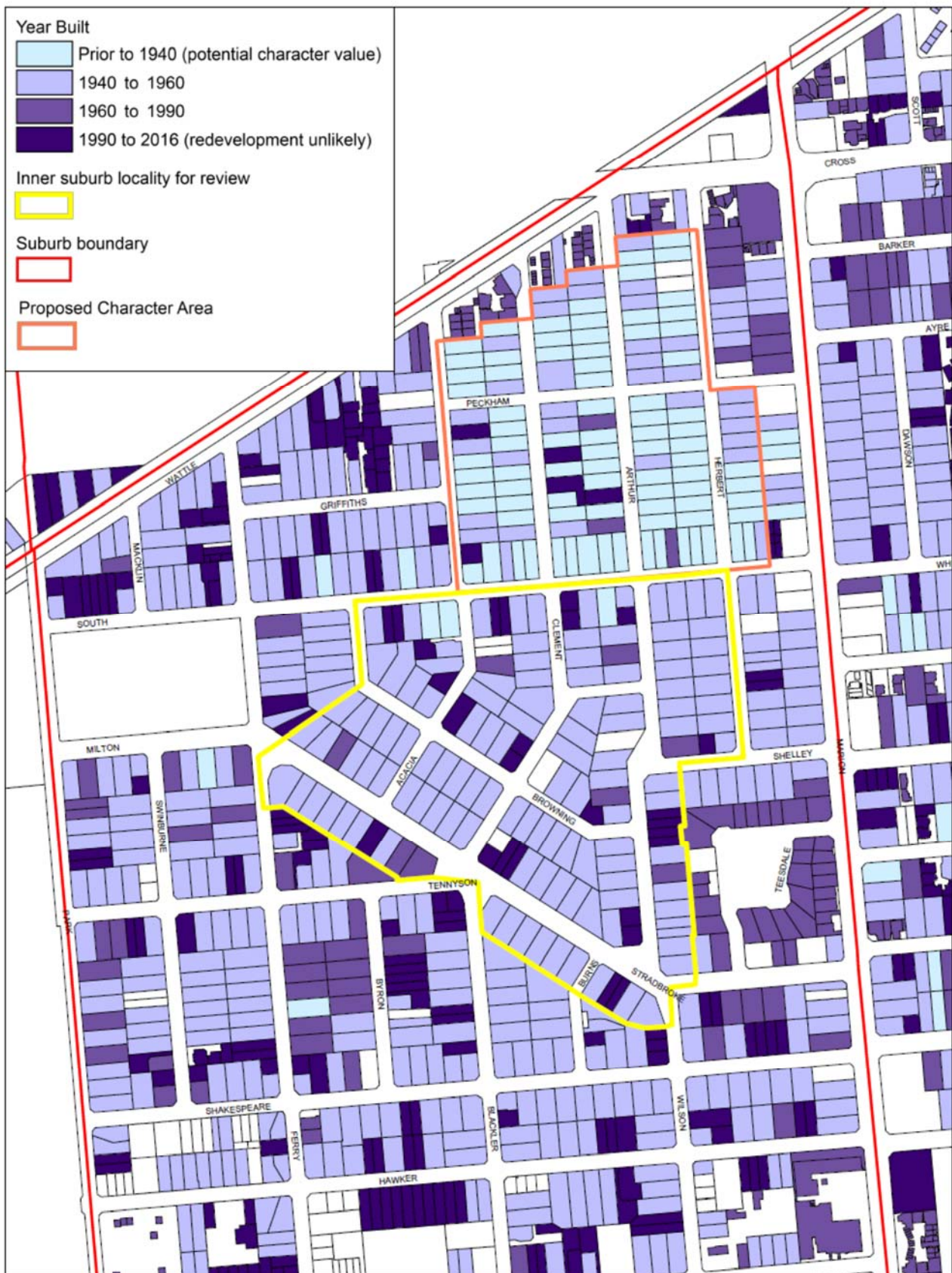


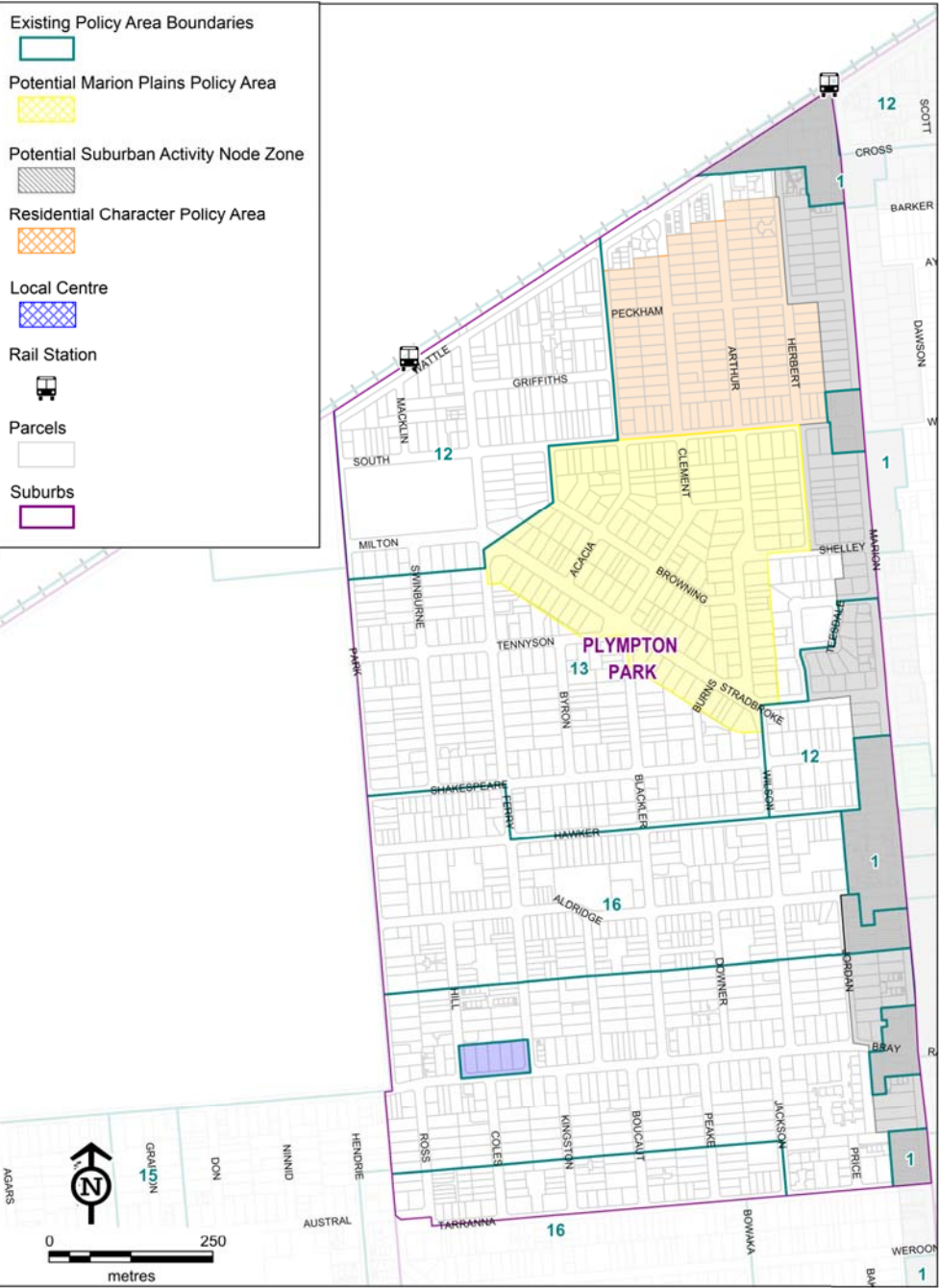
Figure 1. Thematic map illustrating dwelling age and locality for review



**Plympton Park**

Existing Policy Areas

DRAFT: For discussion only  
Version: 8 March 2017





## DWELLING STOCK

The data available shows that the locality contains a very high proportion of dwellings constructed between 1940-1960 (76% or 117 dwellings). However, analysis of aerial photographs and development data reveals that at least 7 of these properties have been redeveloped in recent times adding around 15 dwellings to the number built since 1990 (total now 43/27%)(1940-1960 now 110/69%).

Original dwelling stock typically comprises single storey detached dwellings, with allotment areas of around 700m<sup>2</sup>-800m<sup>2</sup>.

New dwelling stock scattered throughout the locality is of a low to medium scale, with original stock being replaced with 2 or 3 new dwellings. New dwellings are predominantly single storey detached and semi-detached dwellings, with a couple of row dwellings.



>= Min	< Max	%	#
1,800	1,940	2%	3
1,940	1,960	76	117
1,960	1,990	5%	8
1,990	2,016	17	26

Figure 2. Dwelling age in locality for review

## PATTERN OF ALLOTMENTS

Although the alignment of some of the roads in the locality run at 45° to the normal alignment, there is, in the main, a grid street pattern. Other than where the street alignment changes, most allotments are regular in shape.

## SETBACKS

Setbacks in the locality are varied. Recently constructed dwellings are typically 5-6 metres from the primary street frontage, while original housing stock is set back 8-10 metres. Most streets comprise a mix of original and newer housing stock so setbacks are not consistent.

## STREETSCAPING/VEGETATION

Streetscapes vary quite considerably throughout the locality. Some streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement.

## LAND USES

The locality is predominantly residential in nature.

## OPEN SPACE

There are no Council reserves within the specific locality; although a large recreation (Plympton Oval) is located a short distance to the west.



**Browning Street** – mix of original and new housing stock





**South Terrace** – Recent infill housing amongst original housing stock



**Arthur Street** – Predominantly original housing stock with recent infill evident



**Stradbroke Ave** – Predominantly original housing stock with recent infill evident – mix of trees on road and in private properties result in a pleasant streetscape

## CONCLUSION

In the following conclusion it has been assumed that the localities are being considered for their inclusion in the proposed Marion Plains Policy Area and that within the desired character for the Policy Area it is envisaged that detached and semi-detached dwellings on allotments with minimum frontages of 10 metres and minimum site areas of 350m<sup>2</sup> are appropriate.

The locality contains a mix of original housing stock, and recent infill development that is of a type and scale that reflects the numerical criteria in the desired character for the Marion Plains Policy Area.

However, the size of the locality and the zoning of surrounding areas requires further consideration in this instance.

The locality covers a relatively small area covering a total of about 160 dwellings. The existing Medium Density Policy area and proposed Residential Character Policy Area are immediately located to the north/north west. The remainder of the existing Northern Policy Area (which would become an equally small and irregular shaped policy area) directly abuts the south and east of the subject locality. A Regeneration Policy Area is located a short distance to the south of the locality.

Rezoning the locality to Marion Plains Policy Area would result in a very convoluted mix of policy areas in a small section of the suburb. It is suggested that the subject locality remains in the current Northern Policy Area.

## RECOMMENDATION: NO CHANGE TO EXISTING POLICY AREAS

# SOUTH PLYMPTON LOCALITY ANALYSIS

## INTRODUCTION

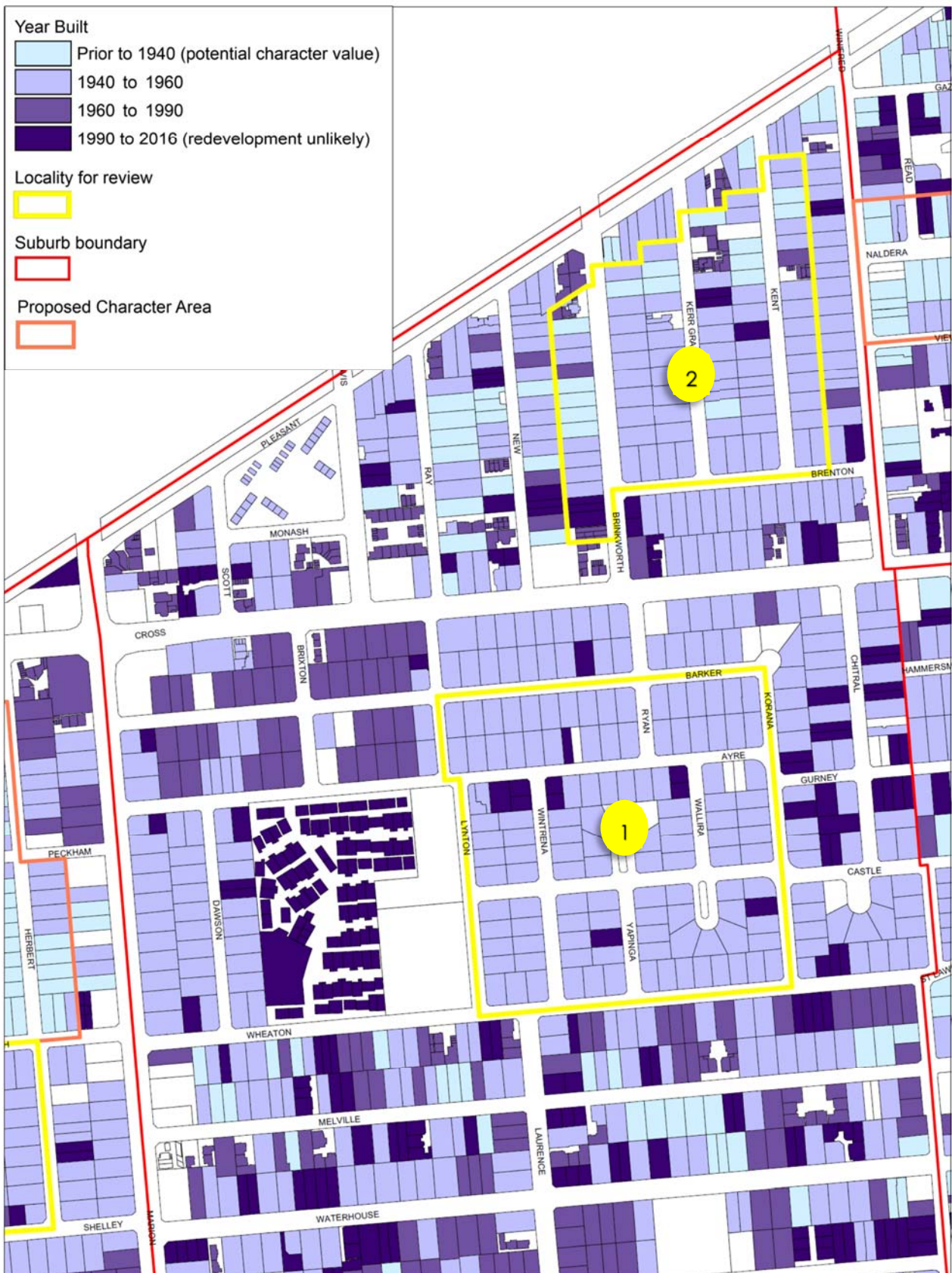
The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to explore opportunities for a low density policy area to preserve and enhance existing intact streetscapes and characteristics of older dwelling stock in:

- Ascot Park (north of Sixth Avenue and south of Wood Street);
- Marion (south of Oliphant Avenue/Jacob Street and north of Norfolk Road);
- Plympton Park (north-east of Stradbroke Avenue and south of South Terrace, to link with the proposed Residential Character Policy Area); and
- South Plympton (on Kerr Grant, Brinkworth and Kent streets, and the area bounded by Wheaton, Barker, Korana and Lynton streets)

This analysis reviews the identified area within the suburb of South Plympton to assess its suitability for a lower density policy area. The localities for review have been identified in Figure 1 below.



## Dwelling Age





## LOCALITY 1



## DWELLING STOCK

The locality contains a total of around 126 dwellings.

The locality predominantly contains dwellings constructed between 1940-1960 (91%). Most dwellings are single storey detached dwellings on allotments of around 600m<sup>2</sup>-700m<sup>2</sup>. Most dwellings appear to have been built in the 'Austerity' period after WW2 when finance and materials were scarce. These dwellings, although potentially structurally sound, are generally very plain in design and have modest internal room dimensions.

The housing constructed after 1990 is generally infill development replacing existing stock with 2 new dwellings; being predominantly one and two storey detached and semi-detached dwellings.

>= Min	< Max	%	#
1,800	1,940	0%	0
1,940	1,960	91	113
1,960	1,990	0%	0
1,990	2,016	9%	11

Figure 1. Dwelling age in locality 1

#### PATTERN OF ALLOTMENTS

Although there are a couple of culs de sac in the area, the locality has a grid street pattern so most allotments are regular in shape.

#### SETBACKS

Setbacks in the locality generally range between 8-10 metres. Newer infill development is setback 5-6 metres. Due to the small number of recent infill development, setbacks are relatively consistent.

#### STREETSCAPING/VEGETATION

Mature street tree plantings are evident in the road islands in Yapinga St and Wallira St. Streetscapes vary throughout the locality. Some streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement.

#### LAND USES

The locality is predominantly residential in nature. A kindergarten is located at the northern end of Yapinga St.

#### OPEN SPACE

A well-developed local reserve is located adjacent to the kindergarten mentioned above.





**Ayre St** – (eastern end) – Infill developed scattered amongst original housing stock (many from austerity period)



**Yapinga St** – Original (austerity) housing stock – mature trees in island – Kindy and reserve at end of cul de sac



**Yapinga St** (southern end) – predominantly original housing stock – one infill site



**Castle St/corner Wallira St** – pleasant streetscape – original (austerity) housing stock



## LOCALITY 2



## DWELLING STOCK

The locality contains a total of around 121 dwellings. The majority of dwellings were constructed between 1940 and 1960, with most of the remainder built between 1960 and 1990. A small number of dwellings have been constructed since 1990.

Figure 3 provides a further break-down of dwelling age, and it is evident that most dwellings were constructed in around 1950, with some examples of pre-1940s dwellings.



Original dwelling stock primarily comprises single storey detached dwellings, with allotment areas of around 700m<sup>2</sup>. There is a variety of housing styles including art deco, austerity and villas. There are a number of original maisonettes (semi-detached dwellings) and a 1960s 2 storey unit development within the locality.

>= Min	< Max	%	#
1,800	1,940	12	15
1,940	1,960	56	68
1,960	1,990	26	32
1,990	2,016	5%	6

Figure 2. Dwelling age in locality 2

## Dwelling Age



Figure 3. Dwelling age breakdown - 1940 to 1965



## PATTERN OF ALLOTMENTS

Allotments are generally regular in shape reflecting the normal grid street pattern. Frontages generally vary between 18 and 20 metres.

## SETBACKS

Setbacks in the locality are predominantly around 8 metres. Recent infill development is around 5-6 metres. Due to the small number of recent infill development, setbacks are relatively consistent.

## STREETSCAPING/VEGETATION

Streetscapes vary throughout the locality. Some parts of streets have a good covering of mature street trees, providing pleasant streetscapes, whilst others are relatively sparsely planted and are in need of enhancement. Vegetation in the front yard of private properties plays a big part in the amenity of the streetscape.

## LAND USES

The locality is residential in nature.

## OPEN SPACE

There are no Council reserves present in the locality. The nearest reserve space is at Glandore Community Centre, some 250 to 500 metres away (as the crow flies).



**Kerr Grant Tce** (northern end) – 1960s 2 storey units amongst predominantly original housing stock



**Kerr Grant Tce** (southern end) – predominantly original housing stock



**Brinkworth St** (northern end) – pleasant streetscape – Predominantly original housing stock



**Kent St** – predominantly original housing stock – pleasant streetscape but further planting of street trees would enhance further

## CONCLUSION

In the following conclusion it has been assumed that the localities are being considered for their inclusion in the proposed Marion Plains Policy Area and that within the desired character for the Policy Area it is envisaged that detached and semi-detached dwellings on allotments with minimum frontages of 10 metres and minimum site areas of 350m<sup>2</sup> are appropriate.

### Locality 1

Currently Northern Policy Area 13

The locality is relatively intact in that it comprises predominantly original housing stock. A majority of houses are from the 'Austerity' period after WW2 so are quite plain looking so do not have the same character as pre-war housing. This being said, many dwellings have been extended and have other improvements constructed.

Although located in the same Policy Area, the locality has not been affected by recent infill development to the extent that the areas south of Wheaton Street have. This is possibly because many of the allotments are smaller (600m<sup>2</sup>-700m<sup>2</sup> compared to around 800m<sup>2</sup>) and do not meet the site area criteria for detached or semi-detached under the current Northern Policy Area 13. Those that are of an appropriate size for semi-detached dwellings may be developed at some stage. Other forms of dwelling (residential flat buildings, group dwellings or row dwellings) are highly unlikely to be developed.

It is noted that two of the recent redevelopments in the locality have involved replacing a detached dwelling with a modern version.

For the reasons above, there appears to be little benefit in rezoning the locality to Marion Plains as the form of dwellings possible and resultant urban form would be similar. It is therefore recommended that the locality is not considered for rezoning and remains in the Northern Policy Area.

### Locality 2

Currently Medium Density Policy Area 12

Much of the original housing stock has good character and is in very good condition. Although in need of some enhancement, most streets have a pleasant character and amenity.

The attractiveness of the housing stock may be part of the reason the locality has not been redeveloped to the same extent as other localities. Under current zoning, most allotments are of a width and area that would permit semi-detached dwellings (9m/270m<sup>2</sup>) and some would allow 2 detached dwellings (10m/300m<sup>2</sup>) to replace the existing housing. Allotments are not deep enough to allow residential flat buildings or group dwellings.

Under the Marion Plains Policy Area, a majority of the allotments in the locality would have sufficient site area to be developed for 2 detached or semi-detached dwellings (each = 350m<sup>2</sup>), however only those with a current frontage of 20m or more would meet the minimum criteria (each require 10m). This would provide greater protection for the existing housing stock, or at least the housing density (replace one for one).

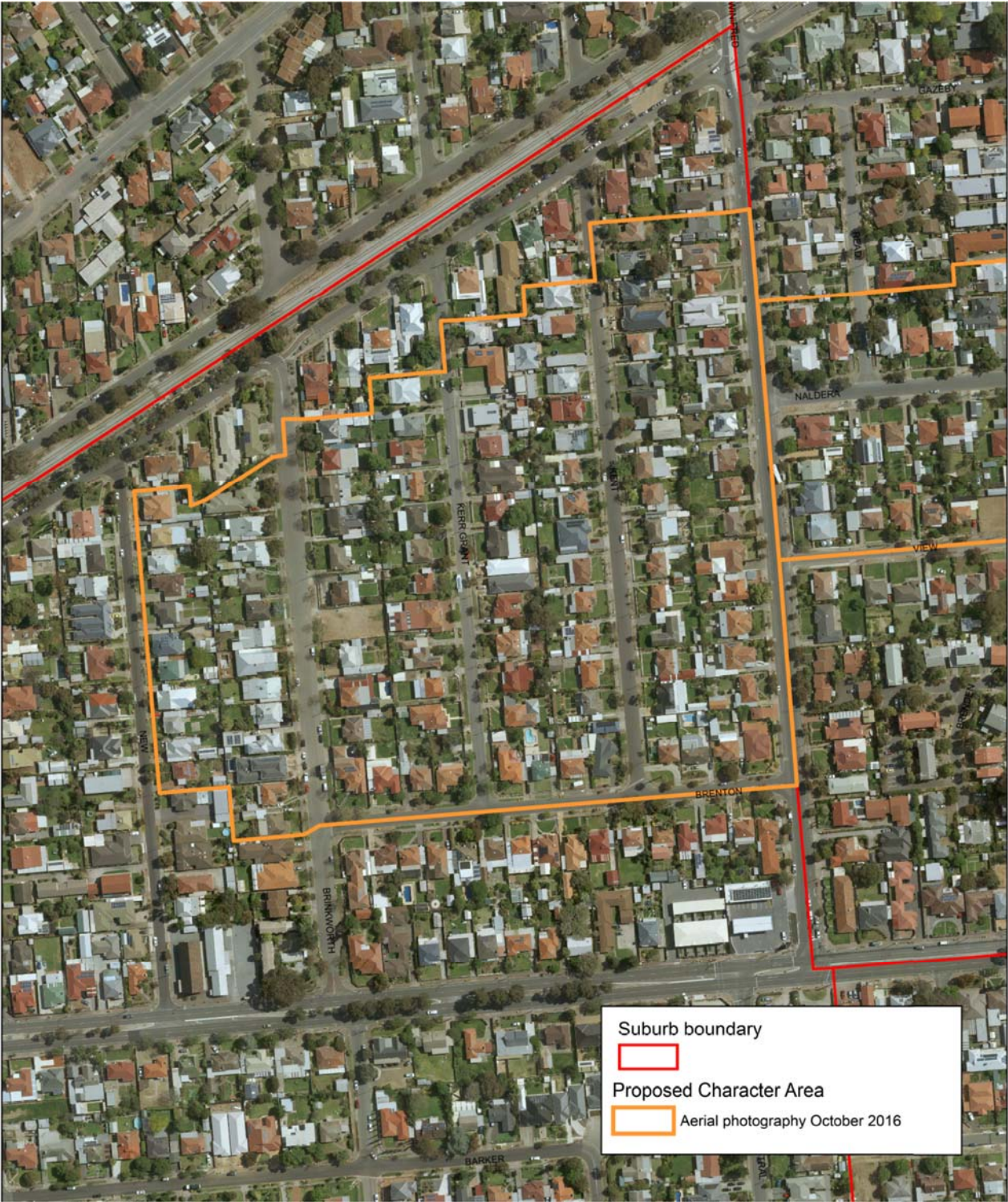


Another rezoning option for this locality is the Residential Character Policy Area 17. A large proportion of the dwellings were constructed pre-1950, which is the key date for that Policy Area. Council is currently looking at extending the Policy Area in Glandore out to Winifred Ave around View Rd and Naldera St. Housing stock to the east of the subject locality, facing Winifred Ave, is similar in age and design to those within the subject locality. There is therefore an opportunity to expand the locality so it joins up with Glandore. Rezoning to the Character Policy Area would ensure that no further division occurs because the minimum site area would be 420m<sup>2</sup>.

Rezoning to either Marion Plains or Character Policy Area would be a large shift backwards from the current Medium Density Zone, and particularly as the 30 Year Plan seeks residential areas within close proximity to transit corridors and other facilities to be up-zoned for higher densities. However, this appears to be a locality worthy of retention because of its existing character.

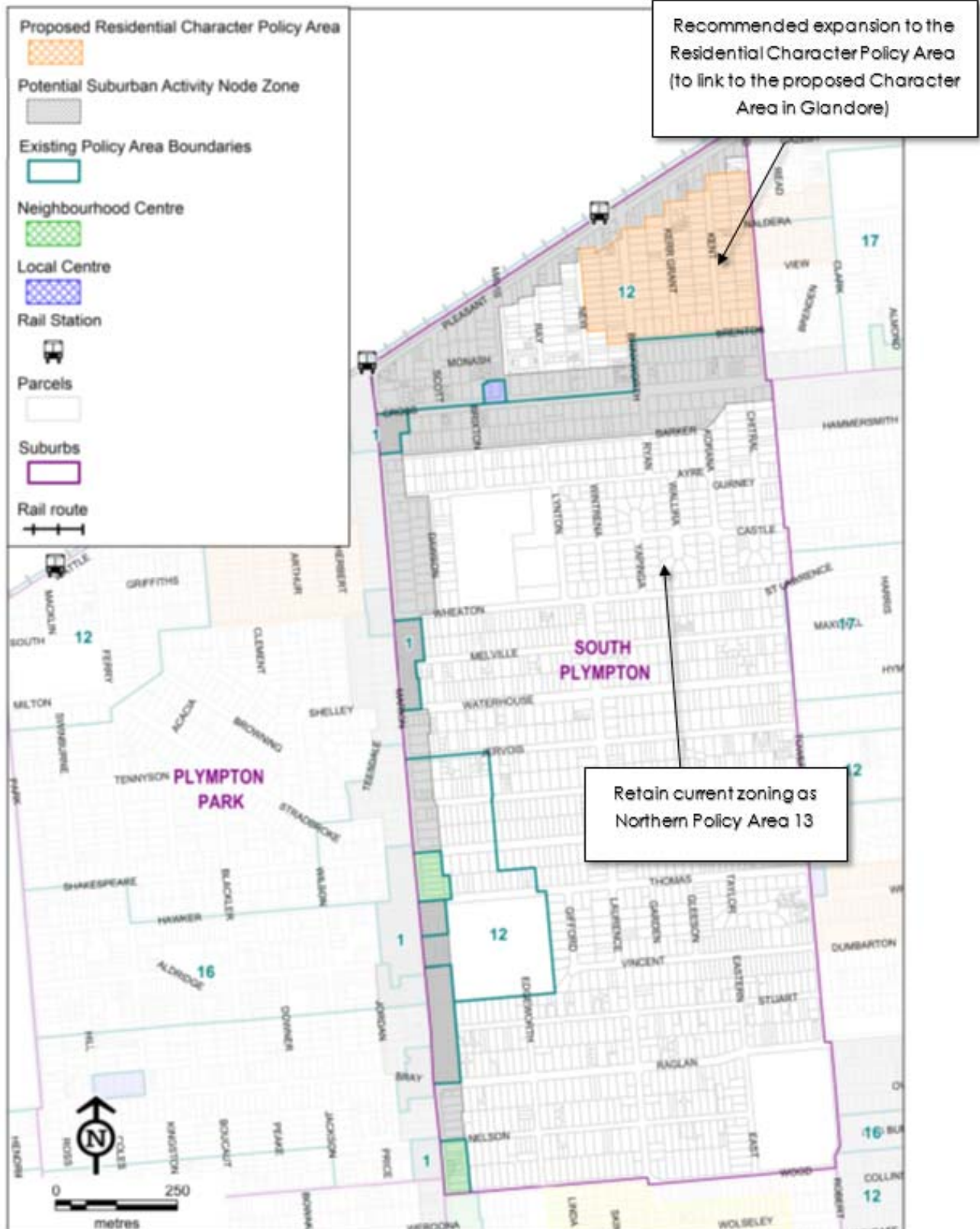
It is recommended that Locality 2 not be rezoned to Marion Plains Policy Area, but instead, be rezoned to Residential Character Policy Area 17.

AERIAL PHOTO: RECOMMENDED RESIDENTIAL CHARACTER POLICY AREA





## SUMMARY MAP: : POTENTIAL RESIDENTIAL CHARACTER POLICY AREA

**South Plympton**DRAFT: For discussion only  
Version: 8 March 2017



# ASCOT PARK INNER SUBURB ANALYSIS

## INTRODUCTION

The Housing Diversity Development Plan Amendment Statement of Intent identified the intention to explore opportunities for a low density policy area to preserve and enhance existing intact streetscapes and characteristics of older dwelling stock in:

- Ascot Park (north of Sixth Avenue and south of Wood Street);
- Marion (south of Oliphant Avenue/Jacob Street and north of Norfolk Road);
- Plympton Park (north-east of Stradbroke Avenue and south of South Terrace, to link with the proposed Residential Character Policy Area); and
- South Plympton (on Kerr Grant, Brinkworth and Kent streets, and the area bounded by Wheaton, Barker, Korana and Lynton streets)

This analysis reviews the identified area within the suburb of Ascot Park to assess its suitability for a lower density policy area. The locality for review has been identified in Figure 1 below.

## Dwelling Age

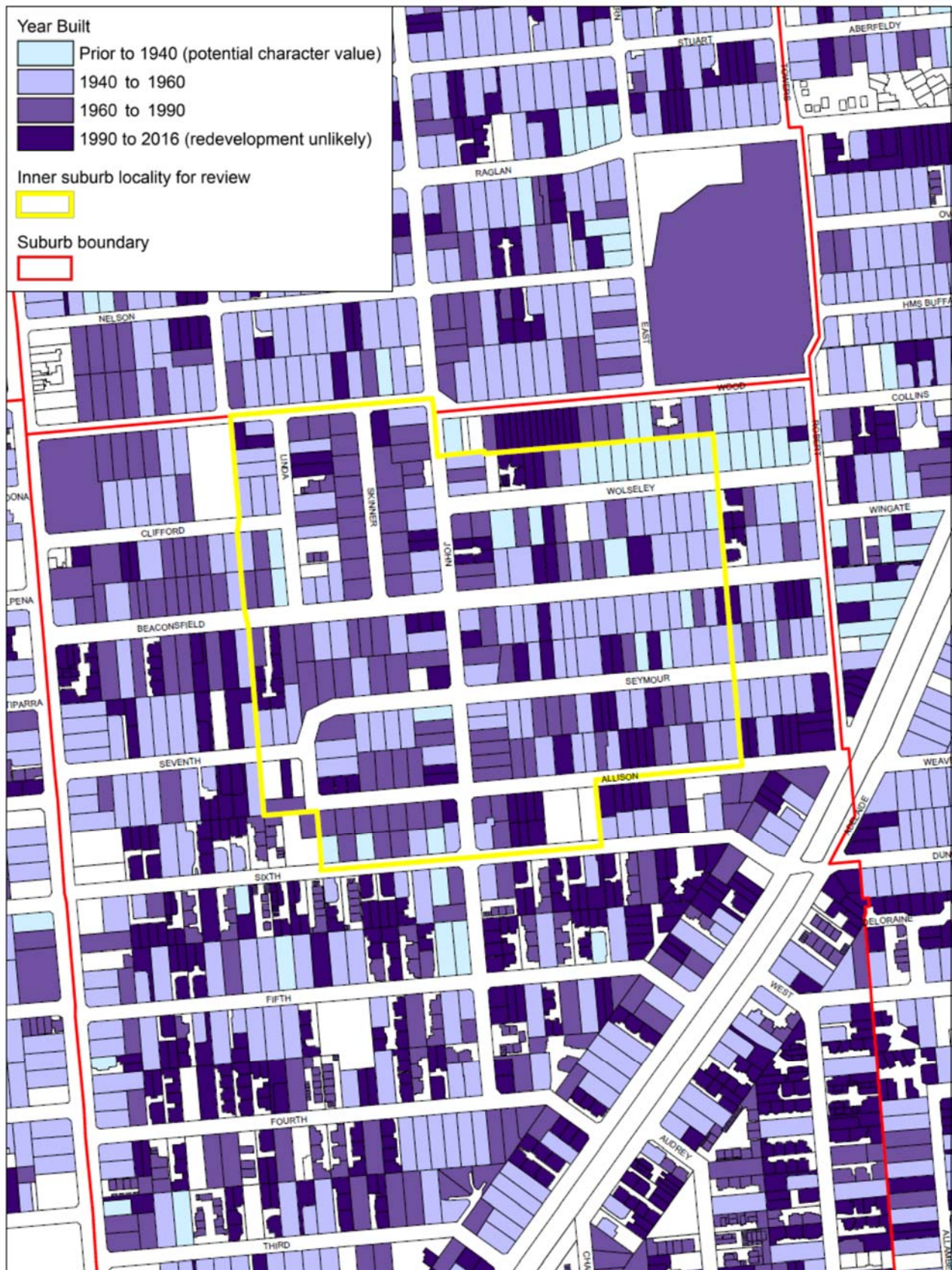
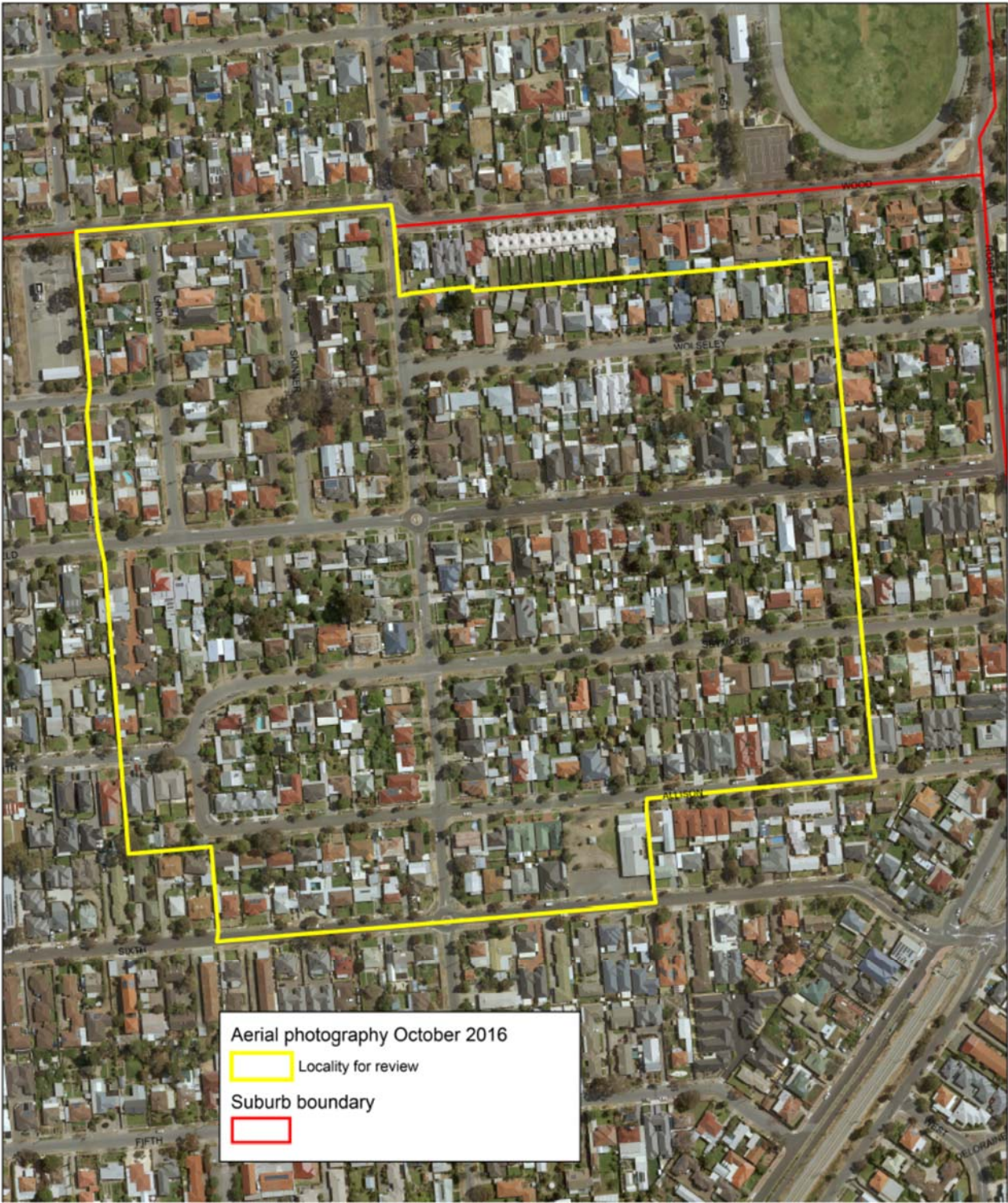


Figure 1. Thematic map illustrating dwelling age and locality for review







## DWELLING STOCK

The locality contains a relatively even mix of housing stock across the housing eras from post-1940 to the present. There is also a small number of pre-1940s housing.

Housing stock built pre 1990 comprises predominantly single storey detached dwellings.

The housing constructed after 1990 is generally infill development replacing existing stock with 2 or 3 new dwellings; being predominantly one and two storey detached and semi-detached dwellings, and a number of row dwellings.

There is a significant variation in site areas and frontages within the locality, including both the pre-1990 constructed properties as well as more recent infill. Common dimensions for pre-1990 properties include: 12m x 40m (480m<sup>2</sup>), 16m x 40m (640m<sup>2</sup>), 18m x 28m (504m<sup>2</sup>) and 18m x 40m (720m<sup>2</sup>).

>= Min	< Max	%	#
1,800	1,940	8%	22
1,940	1,960	33	91
1,960	1,990	36	97
1,990	2,016	23	63

Figure 2. Dwelling age in locality for review

## PATTERN OF ALLOTMENTS

Apart from the differences in dimensions, the allotments are predominantly regular in shape, reflective of the common grid street pattern.

## SETBACKS

Setbacks in the locality for the pre-1990 building stock generally ranges between 7m and 9m. More recent infill development ranges between 5m and 7m. Some streets have more uniform setbacks than others.

## STREETSCAPING/VEGETATION

Streetscapes vary throughout the locality. Some streets have a good covering of mature street trees, providing pleasant streetscapes, more recent plantings are evident in others, whilst others are relatively sparsely planted and are in need of enhancement. The most densely vegetated streets comprise a mix of both street trees and mature vegetation in the front yards of original housing stock.

## LAND USES

The locality is predominantly residential in nature. A church is located at the western end of Wolseley Tce. An electricity sub-station abuts a number of properties at the north western boundary of the locality.

## OPEN SPACE

A Council reserve of around 2000m<sup>2</sup> in area is located at the southern end of the locality between Allison Street and Sixth Avenue. It abuts a Scout Hall just outside the locality.



**Alison St** – housing stock generally from 1960-1990 but with more recent infill



**Seymour Tce** – mix of housing ages from post 1940 to recent infill development



**Beaconsfield Tce** – mix of housing ages from post 1940 to recent infill development



**Skinner St** – Predominantly 1960-1970s housing



**Wolseley Tce**- mix of housing ages from pre 1940 to recent infill development + Church



**Linda St** – mix of housing ages from pre 1940 to recent infill development – 6 unit development at southern end of street

## CONCLUSION

In the following conclusion it has been assumed that the localities are being considered for their inclusion in the proposed Marion Plains Policy Area and that within the desired character for the Policy Area it is envisaged that detached and semi-detached dwellings on allotments with minimum frontages of 10 metres and minimum site areas of 350m<sup>2</sup> are appropriate.

As mentioned previously, common dimensions for pre 1990 properties within the locality include: 12m x 40m (480m<sup>2</sup>), 16m x 40m (640m<sup>2</sup>), 18m x 28m (504m<sup>2</sup>) and 18m x 40m (720m<sup>2</sup>).

Under the current Northern Policy Area 13 minimum site area, frontage and depth requirements are as follows: Detached (375m<sup>2</sup>/12m/20m), Semi-detached (320m<sup>2</sup>/9m/20m), Row dwellings (250m<sup>2</sup>/7m/20m) and Residential flat buildings and Group dwellings (300m<sup>2</sup>/20m/45m). A majority of pre 1990 properties in the locality are too small for redevelopment; being either, too small in site area, too small in frontage, or not deep enough (residential flat buildings and group dwellings).

A mapping analysis reveals that of the 273 existing dwellings in the locality between 37 (13.5%) and 42 (15.4%) properties meet the dimensional requirements for other forms of dwelling type in the Policy Area. The dominant form of redevelopment would be semi-detached (or detached under the Residential Code) with a few allotments of a width suitable for row dwellings.

When using the frontage and site area criteria for the proposed Marion Plains Policy Area of 10metres and 350m<sup>2</sup> the mapping analysis reveals that 13 (4.8%) allotments are of a size that have potential for redevelopment.

As the housing stock in the locality is of varied eras and therefore building designs, and the quality of tree planting varies also, there appears to be little distinct cohesive streetscape character. The one exception is Skinner Street which has housing stock built almost entirely around the 1960s/1970s.



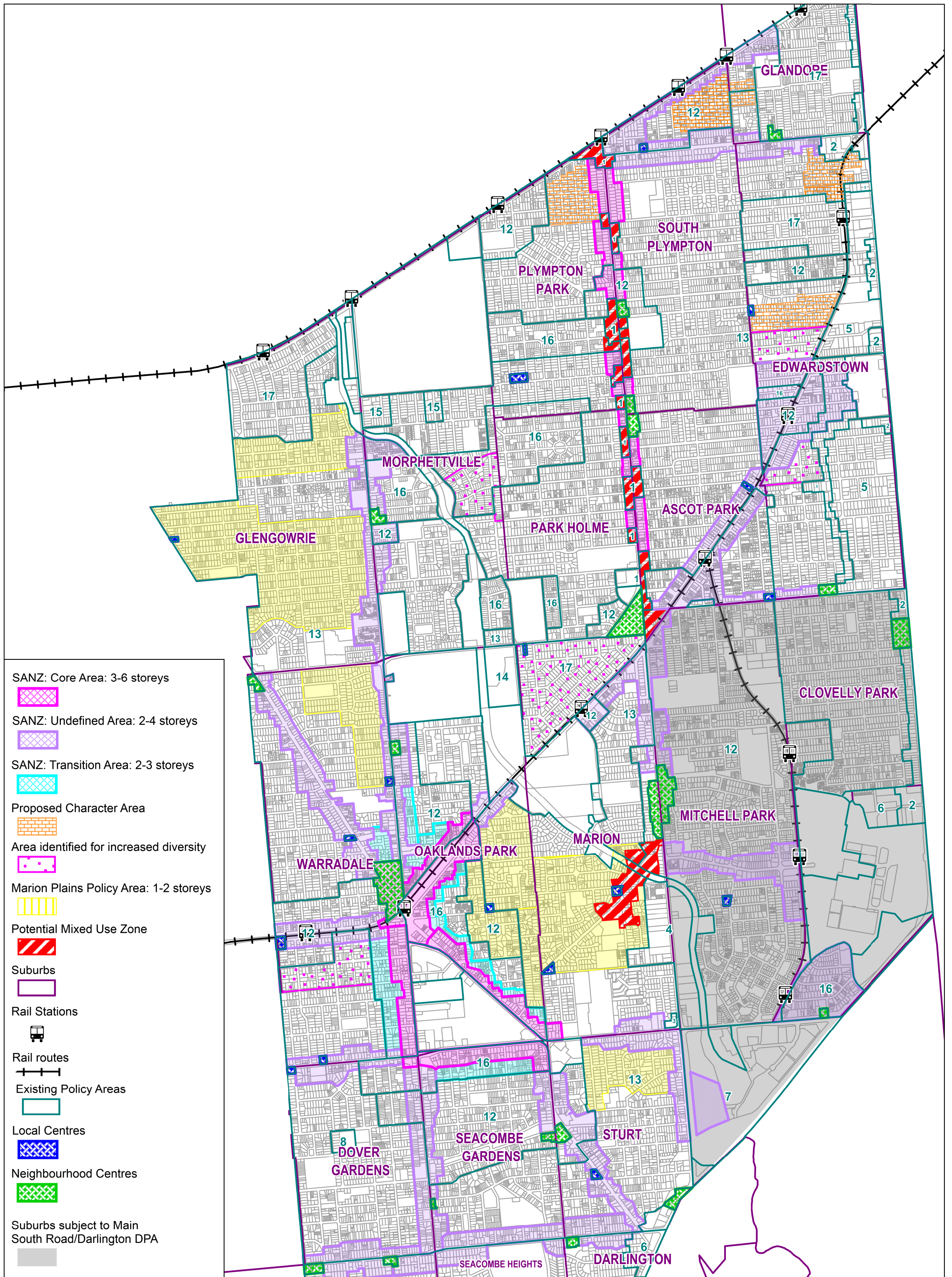
As the number of properties in the locality with potential for redevelopment (under the current zoning) is relatively low (around 15%), and the streetscape character is relatively fragmented, there appears to be little benefit in rezoning the locality to Marion Plains as the form of dwellings possible and resultant urban form would be similar. It is therefore recommended that the locality is not considered for rezoning and remains in the Northern Policy Area.

**RECOMMENDATION: NO CHANGE TO CURRENT POLICY**



Draft for dicussion only  
Version: 27 March 2017

Potential re-zoning based on SOI and investigations as of March 2017





## Appendix 9

## Northern Policy Area 13

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

## OBJECTIVES

- 1 A policy area primarily comprising low scale, low to medium density housing.
- 2 Development near industrial or commercial areas located and designed to minimise potential adverse impacts from non-residential activities.
- 3 Development that minimises the impact of garaging of vehicles on the character of the locality.
- 4 Development densities that support the viability of community services and infrastructure.
- 5 Development that reflects good residential design principles.
- 6 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

This policy area encompasses established residential areas in the central and northern parts of the City of Marion (north of Seacombe Road).

The character of streetscapes varies throughout the policy area depending on the era of the original housing, but the prevailing character is derived from single-storey detached dwellings, with a range of other dwelling types scattered throughout.

The desired character is an attractive residential environment containing low ~~to medium~~ density dwellings ~~of a variety of architectural styles, but~~ at a higher density ~~and generally a lesser setback from the primary road frontage~~ compared to that typical of the original dwelling stock in the area.

The overall character of the built form will gradually improve, while the range of dwelling types will increase to meet a variety of accommodation needs.

Development should seek to promote cohesive streetscapes by incorporating designs that are sympathetic to the existing streetscape character, including complementary design features such as pitched roofs, eaves, front verandahs/porches and building materials.

Buildings of up to two storeys are appropriate, provided that ~~the impact of~~ the additional height and bulk does not adversely impact upon the amenity of adjacent land and the locality.

Buildings that present plain box-like built forms and limited detailing are generally inappropriate.

Where a new building is built adjacent original dwelling stock, a lesser setback from the primary road frontage is anticipated, provided that the new building is designed to complement the existing streetscape character with regard to building design, articulation, roof form, materials and landscaping.

Development will be interspersed with landscaping, particularly between the main road frontage and the building line, to enhance the appearance of buildings from the street, provide an appropriate transition between the public and private realm and reduce heat loads in summer. Low and open-style front fencing will contribute to a sense of space between buildings.



## Appendix 9

Amalgamation of properties is desirable where it will facilitate appropriately designed [low-to-medium-density](#) development.

Development should not result in the removal of mature street trees in a road reserve that contribute positively to the landscape character of the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development are envisaged in the policy area:

- affordable housing
- dwelling ~~including a residential flat building~~
- supported accommodation.

### Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 [Residential development in a battle-axe configuration should not be developed unless all of the following can be satisfied:](#)

(a) [a "handle" of at least 4.6 metres width is provided that gives access to the rear of the site, comprising a driveway of 3.0 metres minimum width and landscaping strips of 0.8 metres minimum width along both sides of the driveway](#)

(ed) [all dwellings are sited to ensure that they are at least partially visible from the street frontage](#)

(de) [fencing along the battle-axe driveway between the primary road frontage and the main face of the dwelling closest to the street is avoided or minimised in height and constructed of a suitable material to maintain an open landscaped character](#)

(ef) [dwellings are set back an appropriate distance from the battle-axe driveway.](#)

4 A dwelling should have a minimum site area (and in the case of residential flat buildings and group dwellings, an average site area per dwelling) and a frontage to a public road and site depth not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage Width		Minimum Site Depth (metres)
		Other Road (metres)	Arterial Road (metres)	
Detached	<a href="#">375-350</a>	<a href="#">129</a>	12	20
Semi-detached	<a href="#">320-350</a>	<a href="#">99</a>	12	20
Group	<a href="#">300-350</a>	20	20	45
Residential flat building	<a href="#">300-350</a>	20	20	45
Row	<a href="#">250-300</a>	<a href="#">78</a>	12	20

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**Commented [RH1]:** Different site dimensions for detached and semi-detached dwellings are irrelevant given that the Residential Code applies across the majority of the Northern Policy Area 13, which applies semi-detached dwelling site dimensions to both detached and semi-detached dwellings

5 Dwellings should be designed to have a maximum site coverage of 40 per cent of the allotment area and a maximum floor area ratio of 0.6.

## Appendix 9

- 6 Residential development located on land within 60 metres of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6** should incorporate appropriate noise attenuation measures noise sensitive rooms and private open spaces should be located away from potential noise sources.
- 7 Residential development on land abutting of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6**, should provide for a continuous solid wall or fence of at least 2 metres in height along the abutting boundary.
- 8 Bedroom windows that face the boundary of **Marion Road Policy Area 1, South Road Policy Area 2, Sturt/Marion Road Corner Policy Area 3, Industry Commerce Policy Area 4, Industry/Commerce Edwardstown Policy Area 5 and Light Industry Policy Area 6** should be setback at least 3 metres from this boundary.

## Appendix 9

## Table Mar/2 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table Mar/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces
<b>Accommodation</b>	
Aged care retirement home	1 per unit
Display home	Assess on needs basis
<b>Dwelling</b>	
Detached Semi-detached Row Group Residential flat building	2 per dwelling containing up to 3 bedrooms (or rooms capable of being used as bedrooms), one of which is to be covered. 3 per dwelling containing 4 or more bedrooms (or rooms capable of being used as bedrooms), one of which is to be covered. Plus, in the case of 3 or more group and residential flat buildings, 1 visitor space per 3 dwellings.
Group Residential flat building	1.5 per dwelling one of which is to be covered plus 1 visitor space per 3 dwellings.
Guesthouse or hostel	1 per 3 beds
Multiple dwelling	0.7 per bedroom
Nursing home	1 per 4 beds
Serviced apartment	1 per room plus 1 per employee
Tourist accommodation in the form of a bed and breakfast establishment	1 per guest room plus 1 per employee
<b>Commercial</b>	
Auction depot	1 per 100 square metres plus 2 spaces
Bank	5 per 100 square metres
Bulky goods outlet	4 per 100 square metres
Call centre	Assess on needs basis
Motor repair station	2 per 100 square metres or 4 per service bay (whichever provides the greater number of spaces).
Motor showroom	2 per 100 square metres
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor area
Post office	7 per 100 square metres
Service trade premise	4 per 100 square metres
Shop	5 per 100 square metres (where located within a centre). 7 per 100 square metres (where not located within a centre).



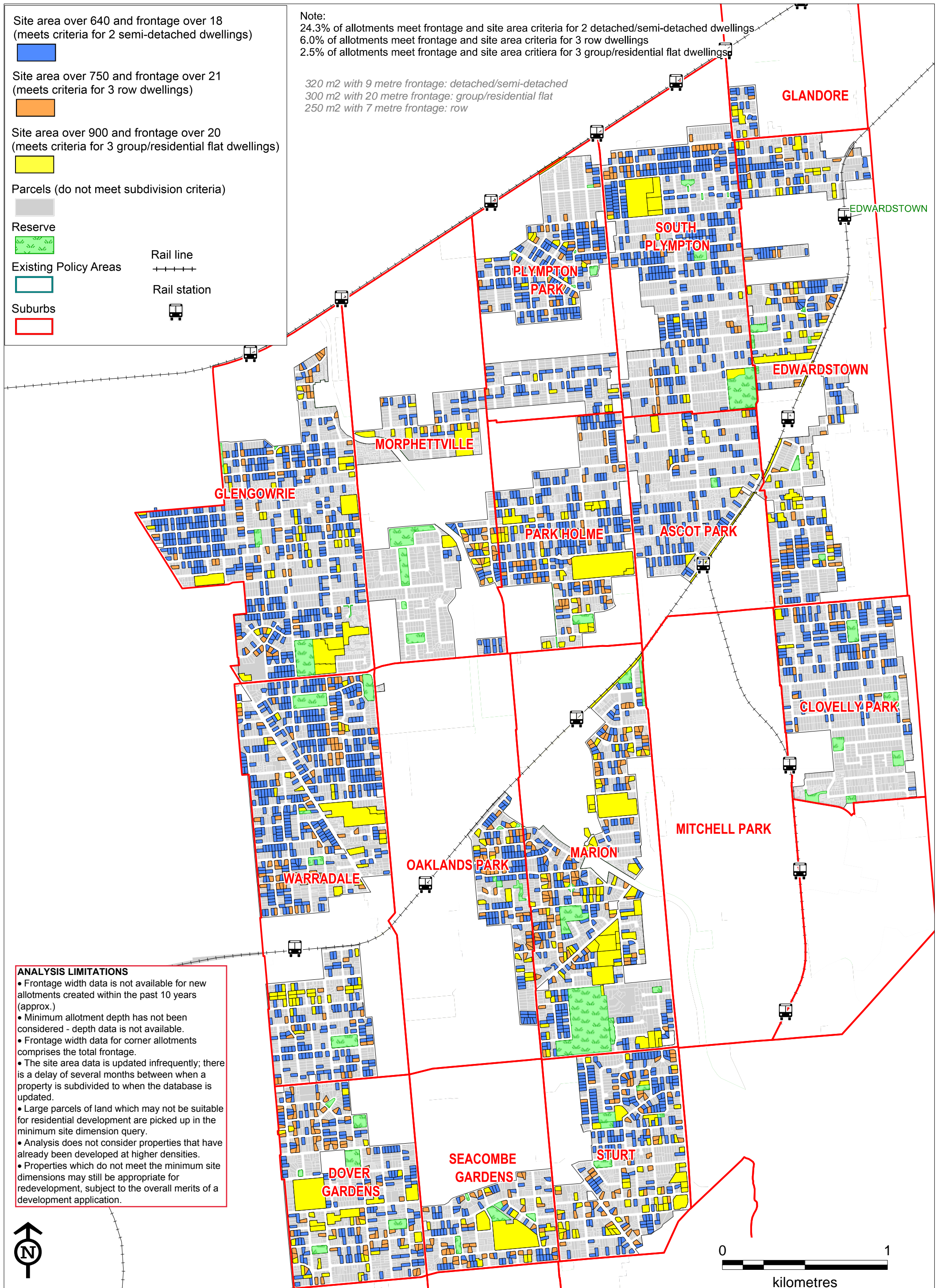
## Appendix 9

Form of Development	Number of Required Car Parking Spaces
Used car lot or vehicle sales yard	2 per 100 square metres of total site area
Video store	6 per 100 square metres
<b>Community and Civic</b>	
Child care centre	1 per 4 children
Civic administration office	4 per 100 square metres
Community centre	10 per 100 square metres
Educational institution	
Pre-school, primary school and ~ 1/full time employee plus 1 space for policy position secondary school	1 per full time employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors.
Tertiary institution	0.6 per full time student plus 0.2 per part time student.
Library	4 per 100 square metres
Meeting hall	1 per 5 seats
Place of worship	1 per 3 seats
<b>Industry</b>	
Industry (exclusive of office component)	
up to 200 square metres total floor area	2 per 100 square metres
plus between 200 and 2000 square metres total floor area	additional 1.33 per 100 square metres
plus greater than 2000 square metres total floor area	additional 0.67 per 100 square metres
Labour intensive industry (inclusive of office component)	0.75 per employee
Office component	3.3 per 100 square metres
<b>Medical</b>	
Consulting room	10 per 100 square metres
Hospital	2.5 per bed
Medical centre or day surgery	10 per 100 square metres
<b>Recreation</b>	
Amusement machine centre	7 per 100 square metres
Bowling club	10 per bowling green
Cinema complex	1 per 3 seats
Concert hall or theatre	1 per 3 seats
Conference facility	Assess on needs basis

## Appendix 9

Form of Development	Number of Required Car Parking Spaces
Entertainment multiplex	Assess on needs basis
Exhibition hall	Assess on needs basis
<b>Hotel or tavern</b>	
Public bar	1 per 2 square metres
lounge or beer garden	1 per 6 square metres
Dining room	1 per 3 seats
Gaming room	1 per 2 machines
Accommodation	Assess on needs basis
Indoor recreation centre or gymnasium	Assess on needs basis
Night club or late night venue	Assess on needs basis
Restaurant	1 per 3 seats or 1 per 15 square metres (whichever provides the greater number of spaces).
<b>Restaurant in the form of a fast food/ family restaurant</b>	
Without dine-in and drive through facilities only	12 per 100 square metres
With dine-in facilities only but no drive through	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces).
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating)—(whichever provides the greater number of spaces). (A car queuing area for a maximum of 12 cars is also required, to be assessed on a needs basis; there should also be at least 4 car spaces back from the ordering point.)
Squash or tennis court	4 per court (Additional spaces may be required if spectator seating is proposed.)
TAB facility	8 per 100 square metres
<b>Other</b>	
Funeral parlour	4 per 100 square metres plus 1 per 4 seats where a chapel is also involved
Interchange/transport station	Assess on needs basis
Radio and TV studio	5 per 100 square metres

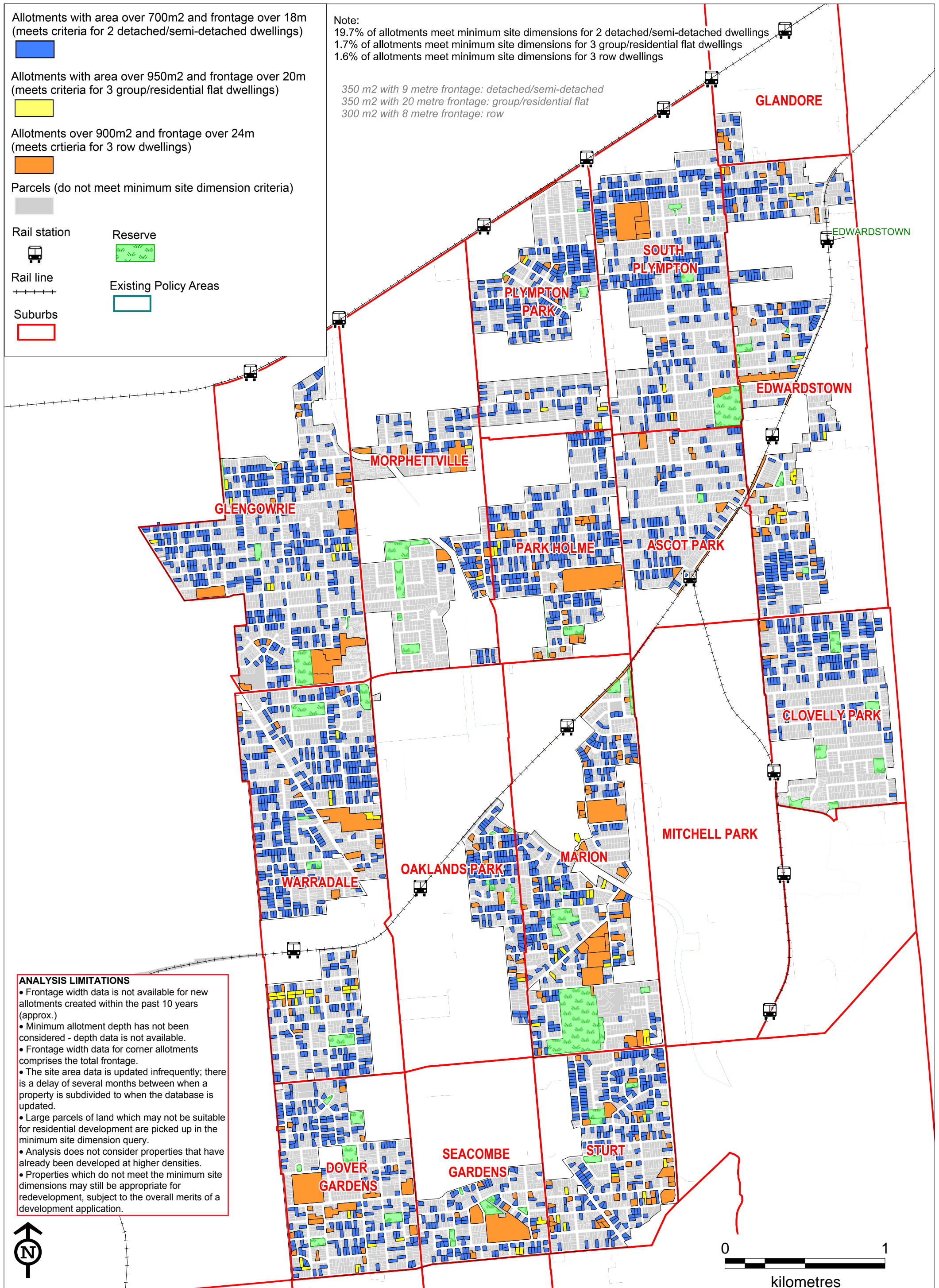
# Site Dimension Analysis of Existing Northern Policy Area 13





# Site Dimension Analysis of Potential Amended Northern Policy Area 13

Draft for Discussion: 1.3.17





## Site Dimension Analysis of Potential Amended Northern Policy Area 13 - Option 2

Draft for Discussion: 1.3.17

