

His Worship the Mayor  
Councillors  
CITY OF MARION

## NOTICE OF URBAN PLANNING COMMITTEE MEETING

Committee Rooms, Council Administration Centre  
245 Sturt Road, Sturt

Tuesday, 07 May 2019 at 06:30 PM

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

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

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



Adrian Skull  
Chief Executive Officer



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**OPEN MEETING****KAURNA ACKNOWLEDGEMENT**

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

**ELECTED MEMBERS DECLARATION (if any)****CONFIRMATION OF MINUTES**

**Confirmation of the minutes for the Urban Planning Committee Meeting held on 4 December 2018.**

**Originating Officer** Governance Officer - Victoria Moritz

**Corporate Manager** Manager Corporate Governance - Kate McKenzie

**Report Reference:** UPC190507R01

**RECOMMENDATION:**

That the minutes of the Urban Planning Committee Meeting held on 4 December 2018 be taken as read and confirmed.

**ATTACHMENTS:**

#	Attachment	Type
1	UPC181204 Minutes	PDF File

**MINUTES OF THE URBAN PLANNING COMMITTEE  
HELD AT ADMINISTRATION CENTRE  
245 STURT ROAD, STURT  
ON TUESDAY 4 December 2018**



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**PRESENT**

**Committee Members**

Councillor Nathan Prior (Chair)  
Councillor Raelene Telfer  
Councillor Maggie Duncan  
Councillor Joseph Masika  
Mayor Kris Hanna

**In Attendance**

Councillor Pfeiffer	
Councillor Hutchinson	
Councillor Gard	
Councillor Shilling	
Councillor Hull	
Councillor Crossland	
Councillor Veliskou	
Ms Abby Dickson	General Manager City Development
Mr Adrian Skull	Chief Executive Officer
Mr Vincent Mifsud	General Manager Corporate Services
Mr Tony Lines	General Manager City Services
Ms Kate McKenzie	Manager Corporate Governance
Mr Alex Wright	Acting Team Leader Planning
Mr David Melhuish	Senior Policy Planner
Mr Greg Salmon	Manager City Activation
Mr Brett Grimm	City Activation Senior Advisor
Mr Carl Lundborg	Operations Engineer
Ms Donna Griffiths	Unit Manager Economic Development
Mr Mathew Allen	Manager Engineering and Field Services
Ms Jaimie Thwaites	Unit Manager Governance and Records

**1. OPEN MEETING**

The meeting commenced at 6.30pm.

**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. MEMBERS DECLARATION OF INTEREST

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

Nil declarations were made.

### 4. VARY ORDER OF AGENDA

The Chair sought and was granted leave of the meeting to vary the order and consider the Confirmation of Minutes after the confidential item.

### 5. BUSINESS ARISING

Nil

### 6. CONFIDENTIAL ITEMS

**Marion Westfield Shopping Centre Redevelopment**  
**Report Reference: UPC181204F01**

**Moved Mayor Hanna, Seconded Councillor Telfer that:**

1. Pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Urban Planning Committee orders that all persons present, with the exception of the following persons: Adrian Skull, Vincent Mifsud, Abby Dickson, Tony Lines, Kate McKenzie, Alex Wright, David Melhuish, Jaimie Thwaites, Greg Salmon, Brett Grimm, Carl Lundborg, Donna Griffiths, Mathew Allen, Mark Adcock (MasterPlan), Simon Tonkin (MasterPlan), Melissa Mellen (MFI), Chris Barnett (Scentre Group) and Aimee Taylor (Scentre Group) be excluded from the meeting as the Committee receives and considers information relating to the Marion Westfield Shopping Centre Redevelopment upon the basis that it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential on the grounds that the report contains information of a commercial nature and would on balance, be contrary to the public interest.

**Carried Unanimously**

6.35pm the meeting went into confidence.

**Moved Mayor Hanna, Seconded Councillor Telfer that that the Urban Planning Committee:**

1. In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Committee orders that this report, *Marion Westfield Shopping Centre Redevelopment*, and minutes having been considered in confidence under Section 90(2) and (3)(d) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection until a public application has been made to the State Commission Assessment Panel or for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2018.

**Carried Unanimously**

7.36pm the meeting came out of confidence

7.36pm Mayor Hanna left the meeting

**Moved Councillor Telfer, Seconded Councillor Duncan** that:

1. Pursuant to Section 90(2) and (3)(d) of the *Local Government Act 1999*, the Urban Planning Committee orders that all persons present, with the exception of the following persons: Abby Dickson, Alex Wright, David Melhuish, Jaimie Thwaites, Mark Adcock (MasterPlan), Simon Tonkin (MasterPlan), Melissa Mellen (MFI), Chris Barnett (Scentre Group) and Aimee Taylor (Scentre Group) be excluded from the meeting as the Committee receives and considers information relating to the Marion Westfield Shopping Centre Redevelopment upon the basis that it is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential on the grounds that the report contains information of a commercial nature and would on balance, be contrary to the public interest.

**Carried Unanimously**

7.37pm the meeting went to confidence

**Actions:**

- A tour of the Tea Tree Plaza Development be arranged for relevant / interested staff and Council Members
- A copy of the walking strategy map be provided to the Committee

7.48pm the meeting came out of confidence

## **7. CONFIRMATION OF MINUTES**

**Moved Councillor Telfer, Seconded Councillor Prior** that the minutes of the Urban Planning Committee meeting held on 3 March 2018 be confirmed as a true and correct record of proceedings.

**Carried Unanimously**

## **8. REPORTS FOR DISCUSSION**

**7.53pm Terms of Reference and Overview Skills**  
**Report Reference: UPC181204R01**

**Moved Councillor Masika, Seconded Councillor Duncan** that the Urban Planning Committee:

1. Notes the Terms of Reference identified at Appendix 1 to the report.

**Carried Unanimously**

**7.55pm Development Plan Amendment Status Update**  
**Report Reference: UPC181204R02**

8.00pm Councillor Masika left the meeting and did not return

The Senior Policy Planner introduced the item.

**Moved Councillor Duncan, Seconded Councillor Telfer** that the Urban Planning Committee:

1. Notes the status of Ministerial and Council Development Plan Amendments outlined in this report.

**Carried Unanimously**

**8.10pm Tonsley Redevelopment Precinct Update**  
**Report Reference: UPC181204R03**

The Acting Team Leader Planning introduced the item.

The Urban Planning Committee noted the report advising the form and type of development that has occurred, or been approved, within the Tonsley Redevelopment Precinct during the previous 12 months.

**Action:**

- Confirm that the greenway is going to be continuous as the map of Section 13 of the redevelopment shows the road hard against the edge of the section.

**9. REPORTS FOR NOTING**

Nil

**10. WORKSHOP / PRESENTATION ITEMS**

Nil

**11. OTHER BUSINESS**

**Development – Coordinator General**

General Manager City Development raised the developments currently being considered by the Coordinator General. Westminster School was named as one of the developments.

**Conflict of Interest**

Councillor Telfer declared a conflict of interest in the item as she lives in close proximity to Westminster School. She left the meeting.

8.39pm Councillor Telfer left the meeting

## **12. MEETING CLOSURE**

The meeting was closed at 8.39pm for want of a quorum.

### **CONFIRMED**

.....  
**CHAIRPERSON**

/       /

## BUSINESS ARISING

## CONFIDENTIAL ITEMS

## REPORTS FOR DISCUSSION

### Housing Diversity DPA - Minister's Proposal

<b>Originating Officer</b>	Senior Policy Planner - David Melhuish
<b>Corporate Manager</b>	Acting Manager Development and Regulatory Services - Stephen Zillante
<b>General Manager</b>	General Manager City Development - Abby Dickson
<b>Report Reference</b>	UPC190507R02

## REPORT OBJECTIVE

To seek Urban Planning Committee (UPC) Members views and direction on Council's reply to the Minister's response to the Housing Diversity Development Plan Amendment (DPA) following discussion of the matter at the Elected Members Forum on 30 April 2019. The UPC to provide a recommendation to the 14 May General Council Meeting.

## RECOMMENDATION

**That the Urban Planning Committee recommend a response be prepared in relation to the Minister's proposed actions for the Housing Diversity Development Plan Amendment for Council's consideration at the 14 May 2019 General Council Meeting incorporating the following key points:**

- -
- -
- -
- -

## DISCUSSION

The Minister has reviewed the Housing Diversity DPA, and whilst supportive of a large proportion of the policy outcomes sought by Council, has identified a number of issues that require further consideration.

The Minister proposes to split the DPA into two parts to enable progression of a bulk of the DPA (Part 1) whilst issues requiring further consideration/community consultation are to be included in (Part 2).

The Minister proposes to amend policy in some sections of Part 1 of the DPA.

The Minister's proposed actions for the DPA were discussed by Members at the 30th of April 2019 Elected Member forum. The Key issues discussed and Member's responses to those issues are attached to this report (Attachment A)

The UPC is to consider the issues and responses raised by Members at the Forum and provide Council with a recommended response to the Minister in relation to the Minister's proposed amendments /action for the DPA.

The Minister is seeking a response from Council to his proposed changes by 16 May 2019 (6 weeks from date of Minister's letter).

- The visual presentation provided at the Forum is attached for information purposes (*Attachment 2*)
- The Minister's letter to Council is attached (*Attachment 3*)
- Areas to be split from the DPA is attached (*Attachment 4*)
- Area for Amendment (in Part 1) is attached (*Attachment 5*)
- Comparison between Policy Areas - Northern (*Attachment 6*)
- Comparison between Policy Areas- Southern (*Attachment 7*)
- Suburban Activity Node Zone and Urban Corridor Zone (*Attachment 8*)

## Attachment

#	Attachment	Type
1	Summary - Elected Members Forum 30 April 2019	PDF File
2	EMF300419 - Housing Diversity DPA Presentation2	PDF File
3	Housing Diversity DPA - letter from Minister (002)	PDF File
4	Areas to be split - Marion Housing Diversity DPA	PDF File
5	Area for Amendment - Marion Housing Diversity DPA	PDF File
6	Comparison between Policy Areas - Southern	MS Word File
7	Suburban Activity Node Zone - Urban Corridor Zone	MS Word File
8	Comparison between Policy Areas - Northern	MS Word File

## **Elected Members Forum 30 April 2019 Housing Diversity DPA.**

### **Comments/Feedback from Elected Members**

#### **Part 2 – elements of DPA Minister requires further consideration/notification**

##### **Urban Corridor Zone**

- Issues with public consultation – Policy has changed between DPA draft for consultation and the DPA draft provided to Minister for approval (maximum heights for the entire corridor were changed from 3 storeys to 5 storeys)
- The Minister requires that properties affected by the proposed Urban Corridor Zone be re-notified to enable procedural fairness.

##### **Elected Member Feedback:**

**Undertake public consultation for properties within the zone and properties adjacent the zone which would be affected by the change in the heights.**

##### **Foothills and Seaside Policy Area**

- Issues with public consultation – Policy has changed between DPA draft for consultation and the DPA draft provided to Minister for approval
- Previously – All properties within Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington were included in the new policy area
- Post consultation – above suburbs were dissected, removing steeper land from policy area and covered by existing policy (larger site areas/frontages etc) under a new policy area name (Escarpment)
- The Minister requires that properties affected by the proposed changes to the spatial extent of the Foothills and Seaside Policy Area be re-notified to enable procedural fairness.

##### **Elected Member Feedback:**

**Undertake public consultation for properties affected by the proposed changes to the spatial extent of the Foothills and Seaside Policy Area.**

**Option raised of providing the community with the option of either retaining the spatial extent of the policy area designated in the draft DPA for Minister's Approval OR the spatial extent of the policy area designated in the draft DPA for consultation.**

*DPTI has advised that the policy within the DPA needs to be Council's "endorsed position" and should not contain "options". Therefore Council needs to decide which option (for the Southern Area) it is comfortable with.*

**Part 1** (Minister prepared to sign off this section of the DPA)

- Minister is prepared to sign off Part 1 subject to the existing Medium Density and Regeneration Policy Areas surrounding the Regional Centre Zone be retained rather than be changed to the Marion Plains Policy Area.

**Elected Member Feedback:**

- **Council to advise the Minister that Council is not willing to support the Minister's proposal to retain the existing Medium Density/Regeneration Policy Areas in place of Council's proposed change to the Marion Plains Policy Area.**

# HOUSING DIVERSITY

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DEVELOPMENT PLAN AMENDMENT (DPA)

## MINISTER'S PROPOSAL

ELECTED MEMBER FORUM – 30 APRIL 2019



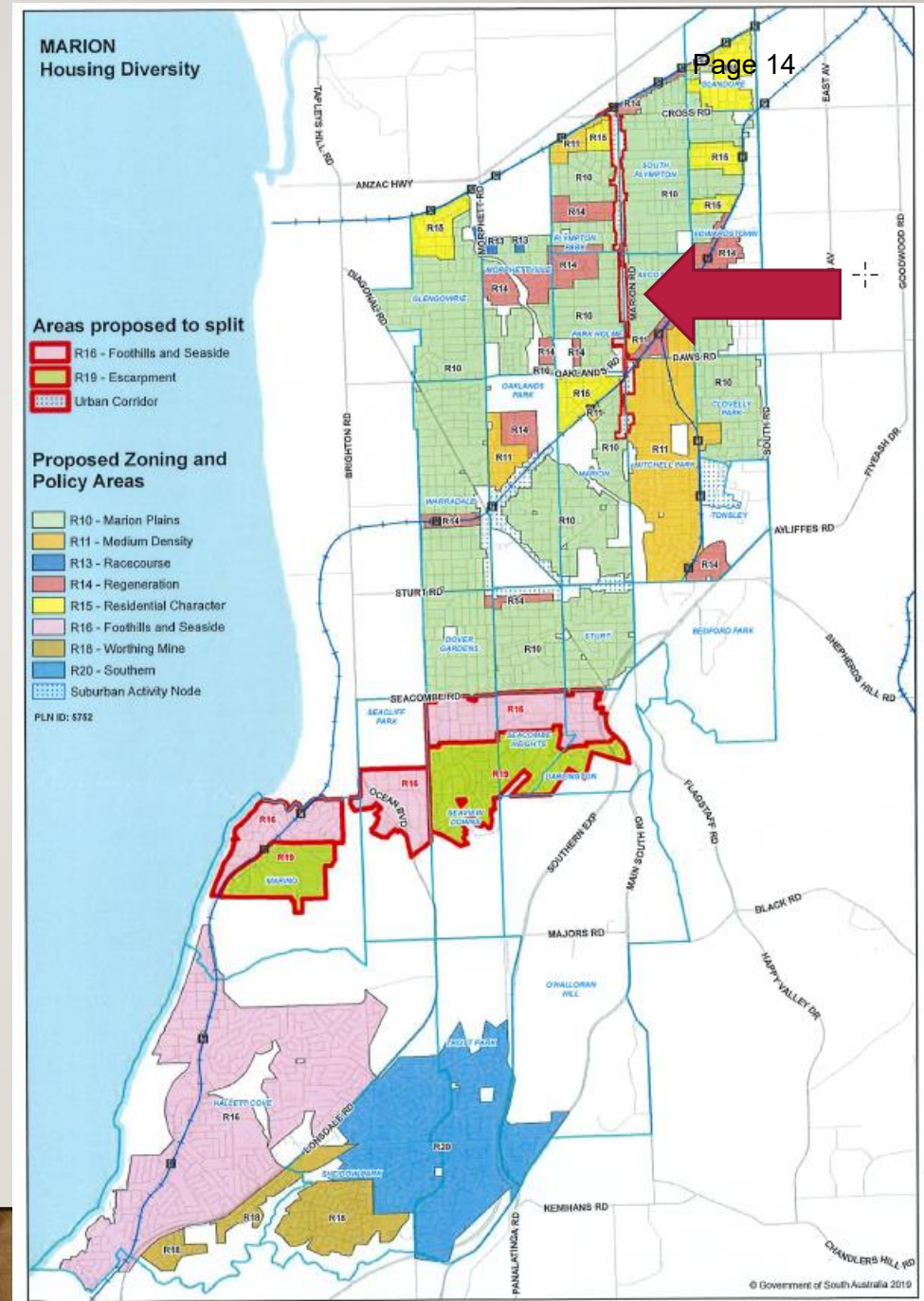
# AREAS OF DPA PROPOSED TO BE SPLIT FROM DPA (PART 2)

Issues of concern relate to post consultation changes made to:

- **Urban Corridor Zone (Marion Road)**
  - Previously - specific sites along Marion Road designated for building heights up to 5 storeys
  - Post consultation – any site along Marion Road that can meet certain criteria, can have a building height up to 5 storeys (1)
  - Additional allotments added to the Zone - Forbes shopping centre

## Possible Options:

- Retain post consultation version of Corridor Zone and undertake limited public consultation with affected properties
- Return to consultation version of Corridor Zone and include in Part 1 of the DPA (subject to Minister's approval)
- Other?



# AREAS OF DPA PROPOSED TO BE SPLIT FROM DPA (PART 2)

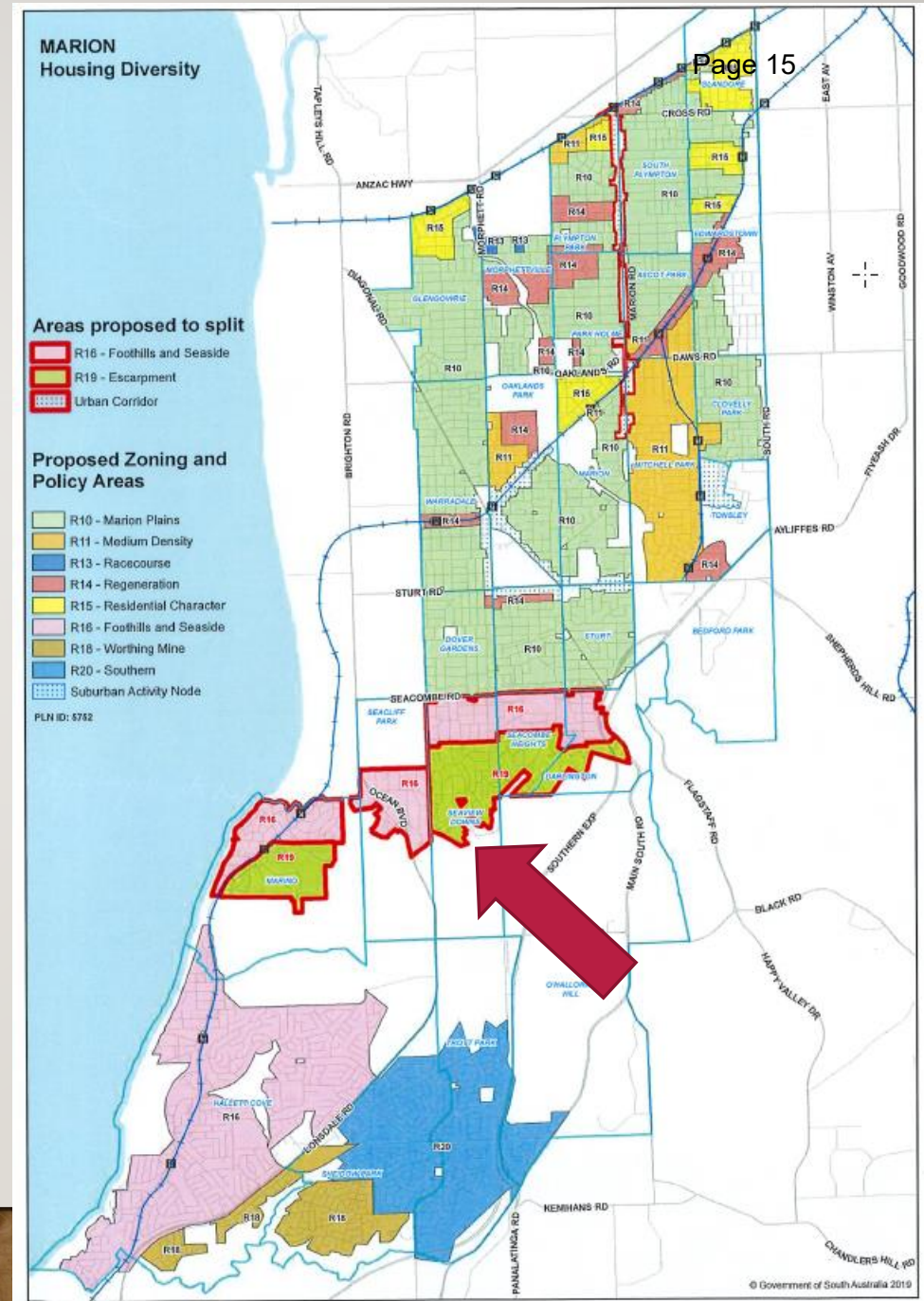
Issues of concern relate to post consultation changes made to:

- Foothills and Seaside Policy Area (FSPA).
- Consultation version of DPA – all properties within Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington were included in the FSPA
- Post consultation – above suburbs were dissected, removing steeper land from FSPA and returned to policy covering the existing Hills Policy Area (larger site areas/frontages etc) under a new policy area name (Escarpment) (2)

## Possible Options:

- Retain post consultation version of FSPA/Escarpment Policy Area and undertake limited public consultation with affected properties
- Return to consultation version of FSPA and include in Part 1 of the DPA (subject to Minister's approval) – ***(not considered advisable by staff – due to issues of small sites on steeper land and issues raised previously by some coastal residents)***

....Continued..



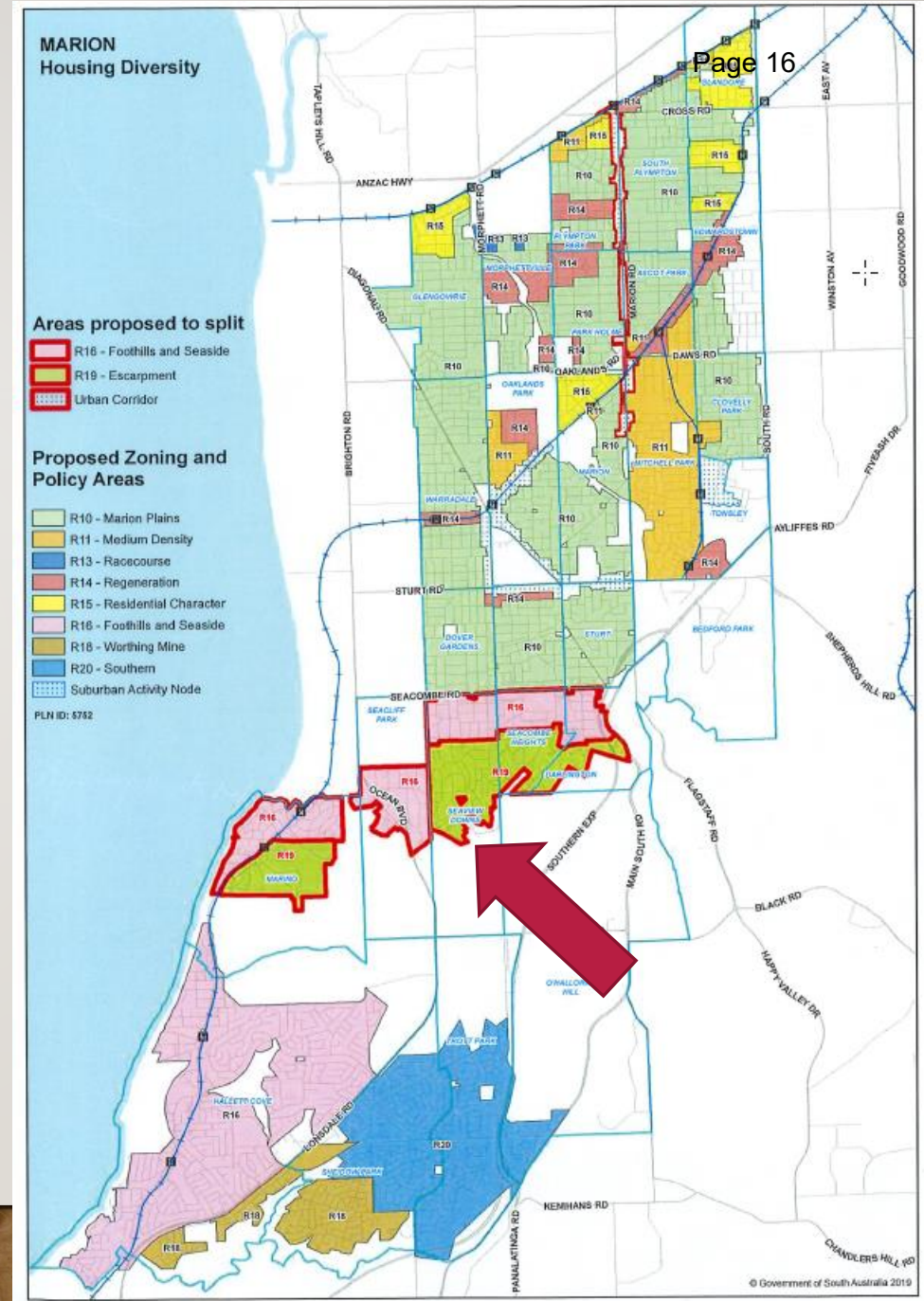
# AREAS OF DPA PROPOSED TO BE SPLIT FROM DPA (PART 2)

Issues of concern relate to post consultation changes made to:

- Foothills and Seaside Policy Area (FSPA).

## Possible Options:

- Put further consideration to boundaries and policy associated with FSPA/Escarpment Policy Area (in particular - lot size and gradient of land) and undertake limited public consultation with affected properties
- Reconsider including Sheidow Park, Trott Park, O'Halloran Hill as part of above?
- Other?



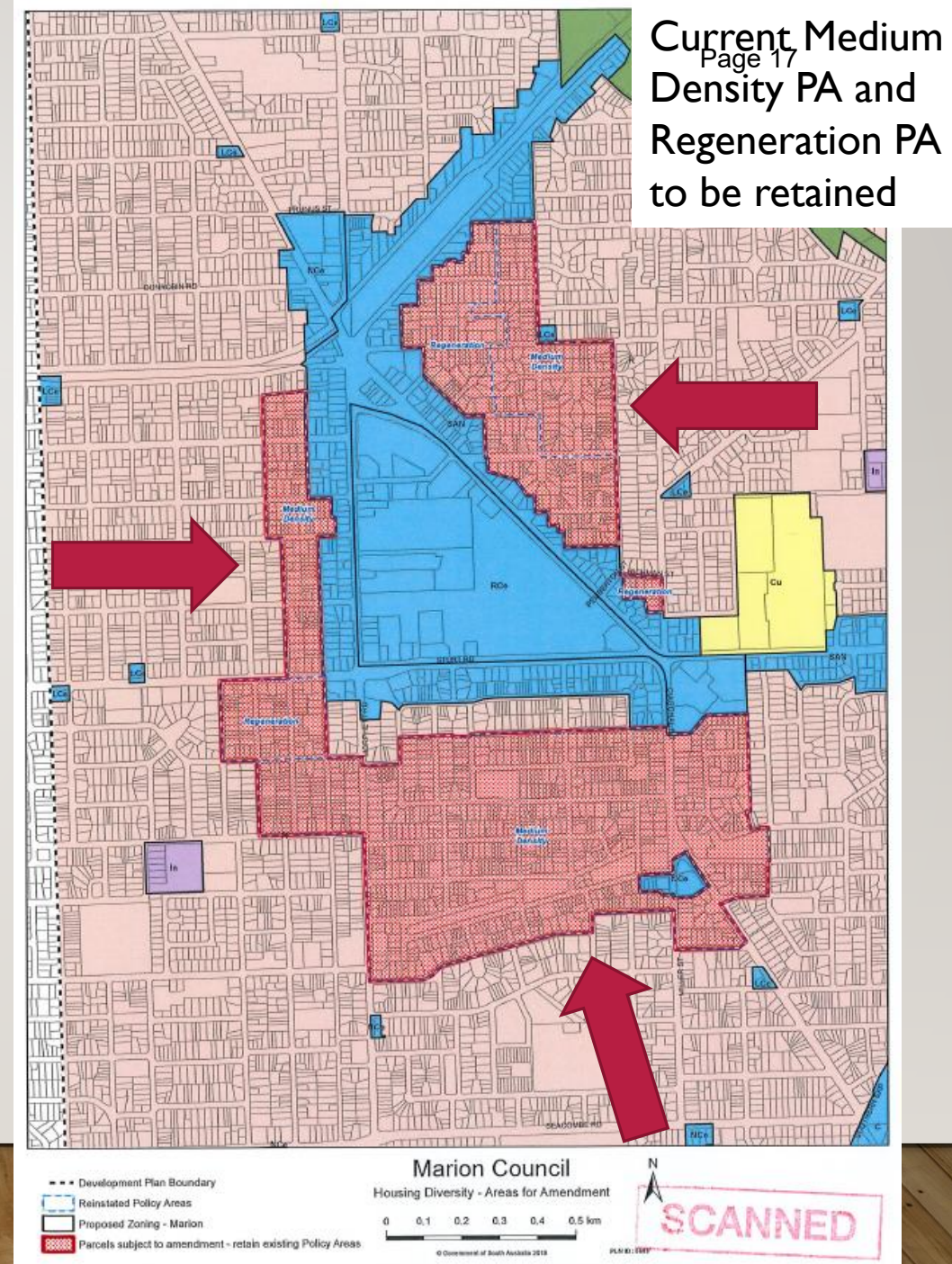
# PART I OF DPA - AREAS FOR AMENDMENT

## Amendments required prior to being suitable for approval:

- DPA to be amended to retain existing Medium Density and Regeneration Policy Areas in the vicinity of the Regional Centre Zone as per the status quo
- DPA to be amended to retain existing Medium Density Policy Area to west of suburban Activity Node Zone at Warradale, maintaining the status quo (3)

## Discussion:

- Sites are strategically located adjacent Marion Shopping Centre and key transport links
- Significant infill activity already occurred in these areas
- Proposed replacement with Marion Plains P A results in a significant loss in existing development rights
- Minister's acceptance of Marion Plains P A throughout the previous Northern Policy Area will facilitate a reduction in densities in the northern areas of the City and issues associated with infill development

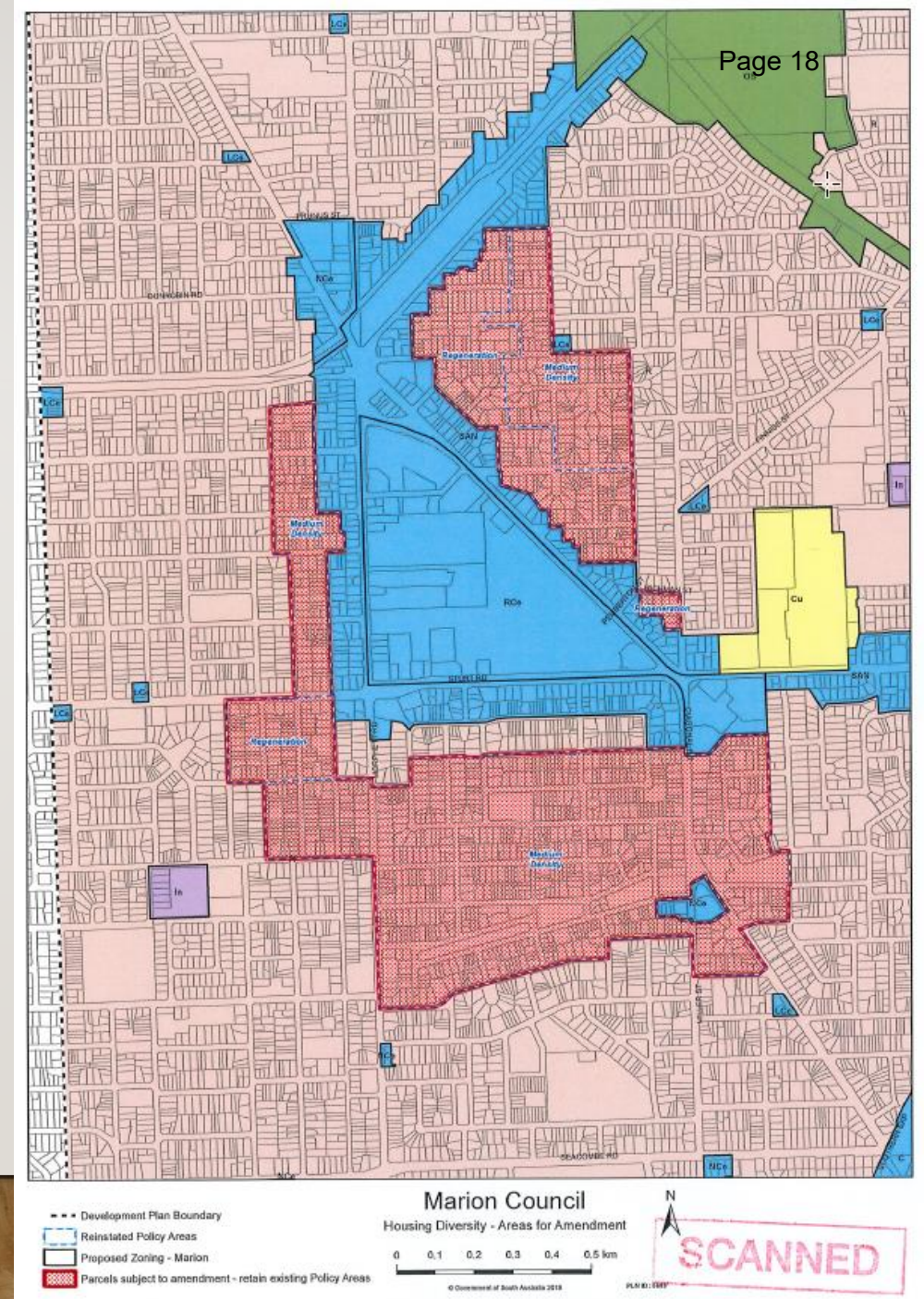


# PART I OF DPA - AREAS FOR AMENDMENT

Amendments required prior to being suitable for approval:

## Possible Options:

- Accept proposed amendments – Part 1 authorised
- Not accept proposed amendments – Part 1 not authorised  
– further negotiations with Minister?! (require appropriate justification for keeping as proposed by Council)
- Other?



# ADDENDUM (1)

## URBAN CORRIDOR ZONE / BOULEVARD POLICY AREA

### Building Height

	Min. Building Height	Max Building Height
Generally along Marion Road	2 storeys	3 storeys (up to 12.5m)
Site meets following criteria: <ul style="list-style-type: none"><li>• Exceeds 2000 m<sup>2</sup> in area</li><li>• Depth 40m +</li><li>• Frontage to Marion Road</li><li>• Vehicle access from side street</li></ul>	2 storeys	5 storeys (up to 18.5m)

## Comparison between Policy Areas

Dwelling Type	Foothills and Seaside Policy Area			Escarpment Policy Area (currently - Hills Policy Area)		
	Site Gradient	Site Area (m <sup>2</sup> )	Frontage (m)	Site Gradient	Site Area (m <sup>2</sup> )	Frontage (m)
Detached	< 1 in 8	350	10	< 1 in 10 1 in 10 to 1 in 5	700 900	18 20
	> 1 in 8	400	12	> 1 in 5	1100	20
Semi-detached						
Row	< 1 in 8	300	9			
	> 1 in 8	350	10			
Group	< 1 in 8	300	20	< 1 in 10 1 in 10 to 1 in 5	700 900	24 26
	> 1 in 8	400	20	> 1 in 5	1100	26
Residential flat building	< 1 in 8	300	20			
	> 1 in 8	400	20			

## Comparison between Policy Areas

Dwelling Type	Marion Plains Policy Area		Medium Density Policy Area		Regeneration Policy Area	
	Site Area (m <sup>2</sup> )	Frontage (m)	Site Area (m <sup>2</sup> )	Frontage (m)	Site Area (m <sup>2</sup> )	Frontage (m)
<b>Detached</b>	350	10	300	10	250	9
<b>Semi-detached</b>	350	10	270	9	220	8
<b>Row</b>	300	9	210	7	170	7
<b>Group</b>	350	20	250	18	250/200 (1/2 storey)	18
<b>Residential flat building</b>	350	20	250	18	250/200/150 (1/2/3 storey)	18

# NEXT STEPS

- Staff to collate Members comments and start to develop a response to the Minister
- Staff present a draft response to Members at Urban Planning Committee (7 May) and further develop a Council response
- Report to Council at the 14 May General Council meeting seeking Council's endorsement of a response to be lodged with the Minister



# THANK YOU

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- Questions?



RECEIVED CITY OF MARION INFORMATION MANAGEMENT	
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File No: _____	
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Government  
of South Australia

Mr Adrian Skull  
Chief Executive Officer  
City of Marion  
PO Box 21  
OAKLANDS PARK SA 5046

The Hon Stephan Knoll MP  
Member for Schubert

**Attention:** Mr David Melhuish, Senior Policy Planner

Dear Mr <sup>Adrian</sup> Skull

**Request to consider the Housing Diversity Development Plan Amendment for Approval**

I refer to your letter requesting approval for the above-mentioned Development Plan Amendment (DPA).

I have reviewed the DPA (pursuant to Section 25(15) of the *Development Act 1993* [the Act]) and, whilst in support of the policy outcomes sought in large part, I consider that there remain a number of issues which require further consideration.

Rather than delay the DPA in full, and in order to provide certainty for the Council and community, I propose to split the DPA (pursuant to Section 25(15)(f) of the Act), to enable progression of the bulk of the DPA whilst these issues are further considered. Please note that I also propose to amend Part 1 of the DPA (pursuant to Section 25(15)(d) of the Act).

Maps are attached showing the areas:

- a) to be split from the DPA; and
- b) areas for amendment within Part 1 of DPA.

Splitting the DPA

The issues of concern are primarily in relation to the extent of post consultation changes made to the Urban Corridor Zone, and the areas excluded from the Foothills and Seaside Policy Area.

I consider that the extent of changes made raise issues of procedural fairness for the community, and their ability to comment on policies that directly affect their properties. As such, I propose that the following areas are split from the DPA to enable Council to undertake further consultation with affected property owners and government agencies.



### The Urban Corridor Zone

The consultation version of the Urban Corridor Zone sought development up to 3 storeys, with specific sites (identified on Concept Plans) that had higher building limits (of up to 4 or 5 storeys).

The approval version of the DPA seeks development up to 3 storeys, however for sites of 2000m<sup>2</sup> or more heights are increased to 5 storeys. Thus, subject to amalgamation of allotments, the potential for 5 storey development is more broadly applicable along the corridor without adjoining property owners being aware of this change.

Whilst in principle I am supportive of the potential for 5 storey development along Marion Road, I consider that the impacts of this change warrant consultation with the community and government agencies, to ensure that awareness of this development potential is more broadly understood.

Furthermore, the proposed expansion of the Urban Corridor Zone at Marion Road, South Plympton, seeks to include all of the land in the ownership of the Forbes Shopping Centre in the Urban Corridor Zone. However, Council has not provided evidence that the property owners adjacent to the new Zone boundary were aware of the change and the potential impacts the redevelopment of the site may have, had their views been considered.

Whilst I do not object in principle to this expansion of the Urban Corridor Zone in this circumstance, I consider that the surrounding property owners (in particular) should be advised of, and have the capacity to have input into the proposed change to the zone boundary.

Accordingly, I request that Council undertake consultation on the Urban Corridor Zone, as proposed in the approval version of the DPA, prior to resubmitting for my further consideration in Part 2 of the DPA.

### Residential Zone – Southern Suburbs

I note that following consultation Council resolved to reinstate existing Policy Areas without further consultation with affected property owners.

I note that for those areas in Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington, Council was seeking to balance potential for increased development with community concerns regarding impacts on amenity and overlooking. However, I consider that the dissection of these suburbs has been undertaken without proper consideration of the views of directly affected owners, including impacts on development opportunity. To this extent I am aware of a number of property owners who now feel aggrieved by the proposed return to the status quo, without the opportunity to provide comment for Council's consideration in advance of formal submittal.

SCANNED

I therefore propose splitting the Residential Zone, Escarpment Policy Area and Foothills and Coastal Policy Area, as it applies to Marino (north of Bundarra Road), Seacliff Park, Seaview Downs, Seacombe Heights and Darlington, from the DPA to enable Council to undertake further consultation. This will ensure that affected property owners and the community have the opportunity to provide upfront feedback on the changes that Council has proposed. Council will also need to consult with relevant government agencies, in particular the Mineral Resources Division of the Department for Energy and Mining, given the proximity of some of these areas to the Linwood Quarry.

I also note that part of Seacliff Park is subject to possible rezoning through the Seacliff Park Residential and Centre DPA, soon to be released for consultation. Council will need to be mindful of community understanding of proposed outcomes and changes through the consultation process.

It is also acknowledged that Council proposes the reinstatement of the Southern Policy Area for Sheidow Park, Trott Park and O'Halloran Hill. Having carefully considered the matter, I am of the view that the impacts of this policy change are minimal and accordingly am not seeking further consultation in this area.

I therefore seek Council's comment on my proposal to split the Urban Corridor Zone and the Residential Zone at Marino, Seacliff Park, Seaview Downs, Seacombe Heights and Darlington, as shown on the attached map, from the DPA (pursuant to section 25(15)(f) of the Act), enabling further consideration and consultation through a future stage of the DPA.

#### Amendments to Part 1 of the DPA

In addition to the above, I consider that the balance of the DPA (Part 1) requires some amendment prior to being suitable for approval as detailed below.

#### Existing Medium Density and Regeneration Policy Areas

From the outset of the DPA process, the Department of Planning, Transport and Infrastructure (DPTI) expressed concern at the proposed rezoning of existing Medium Density and Regeneration Policy Area sites in the vicinity of the Regional Centre Zone to the lower density Marion Plains Policy Area.

Given the strategic location of these sites adjacent the Marion Shopping Centre and key transport links, and the amount of infill activity which has already occurred to date, the retention of the current zoning is considered suitable in the circumstances, to maintain potential for additional medium density development and housing diversity.

Accordingly I propose to amend the DPA to retain the Medium Density Policy Area and Regeneration Policy Area, as per the status quo.



Residential Zone west of the Suburban Activity Node Zone at Warradale.

This area is currently within the Medium Density Policy Area of the Residential Zone. The consultation version of the DPA included this area in the "Transition Area" of the Suburban Activity Node Zone which allowed for mixed use development up to 3 storeys in height.

The approval version of the DPA has now included this area in the Marion Plains Policy Area of the Residential Zone, with a low density single storey focus. With no clear rationale for change, and noting the significant loss of existing development rights this change will cause, the amendment is considered inappropriate.

I propose to amend the DPA to retain this area in the Medium Density Policy Area, thereby maintaining the status quo.

I therefore seek Council's comment on my proposal to amend the DPA (pursuant to section 25(15)(d) of the Act) as outlined above. A copy of the Amendment for Part 1 (showing amendments in track changes) is attached for Council's information.

Planning Reforms

As you are aware, the passing of the *Planning, Development and Infrastructure Act, 2016* provides for the introduction of the Planning and Design Code (the Code). The Code is intended to provide a consistent and contemporary planning policy framework across the State, and is a key priority for the Department.

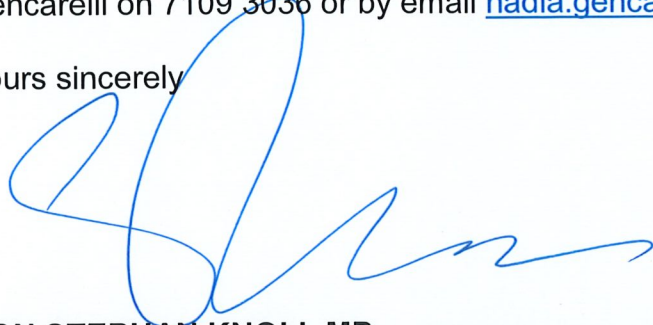
Given the significant community interest in the DPA, in order to give the community some certainty moving forward, I am keen to see this DPA move forward and be finalised. Council should however be aware that the finalised affected zones and policy modules will need to be revisited as part of the finer grained transition to the Code.

In closing therefore, and in accordance with section 25(15)(d) and (f) of the Act, I seek your response on my proposals outlined above. It would be appreciated if Council could provide a response back to me within six weeks from the date of this letter. Please note I will assume if no response is received by this date that Council has no objection or comment to make on the proposed split and amendments to the DPA.

SCANNED

If you require any assistance or additional information in the interim please do not hesitate to contact Abi Coad on 7109 7039 or by email [abi.coad@sa.gov.au](mailto:abi.coad@sa.gov.au), or Nadia Gencarelli on 7109 3036 or by email [nadia.gencarelli@sa.gov.au](mailto:nadia.gencarelli@sa.gov.au).

Yours sincerely



**HON STEPHAN KNOLL MP**  
**MINISTER FOR TRANSPORT, INFRASTRUCTURE AND LOCAL GOVERNMENT**  
**MINISTER FOR PLANNING**

4 April 2019

Att: Map of areas to be split  
Map of areas for amendment  
Draft Amendment – Part 1 of the DPA

SCANNED

# MARION Housing Diversity

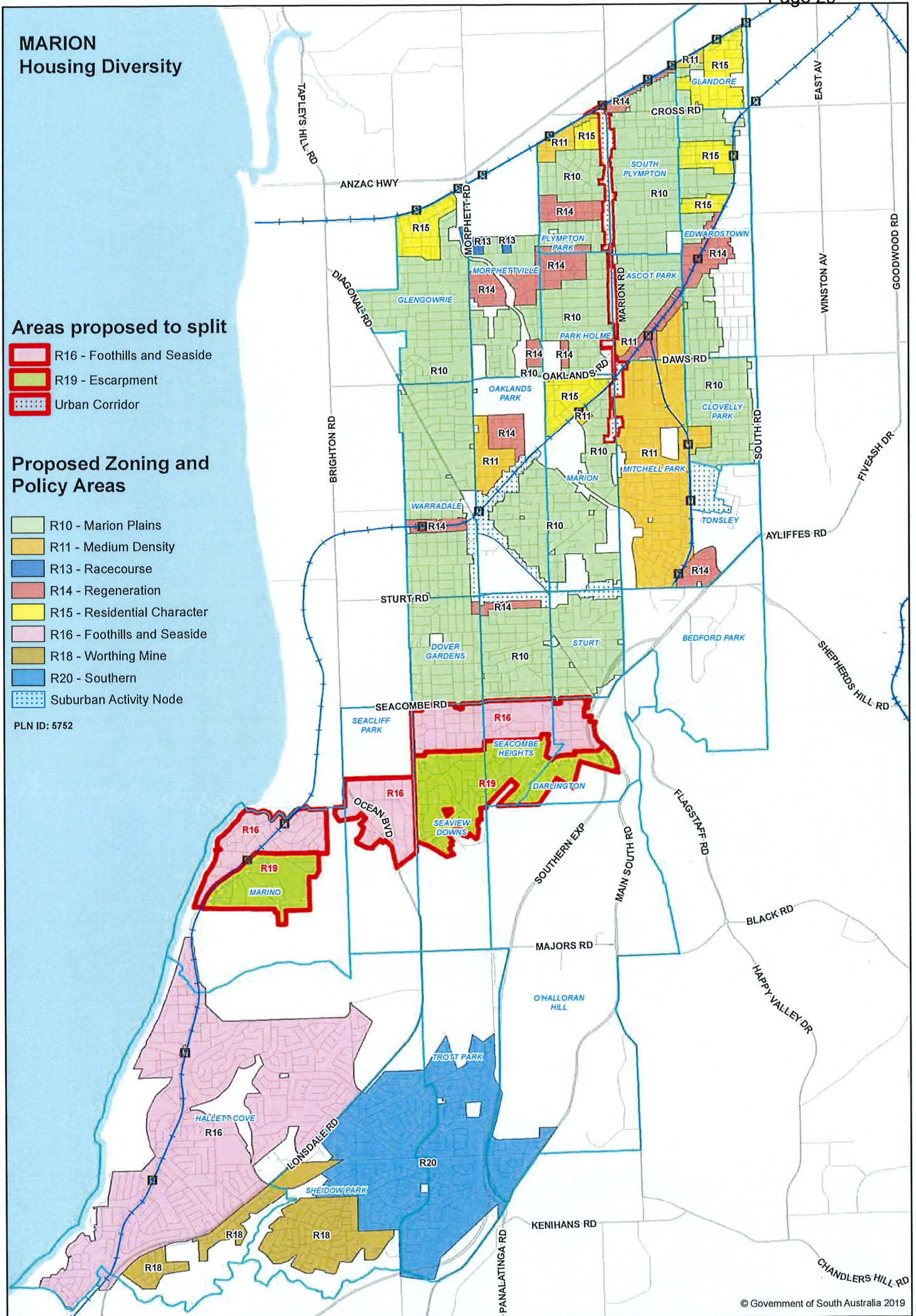
## Areas proposed to split

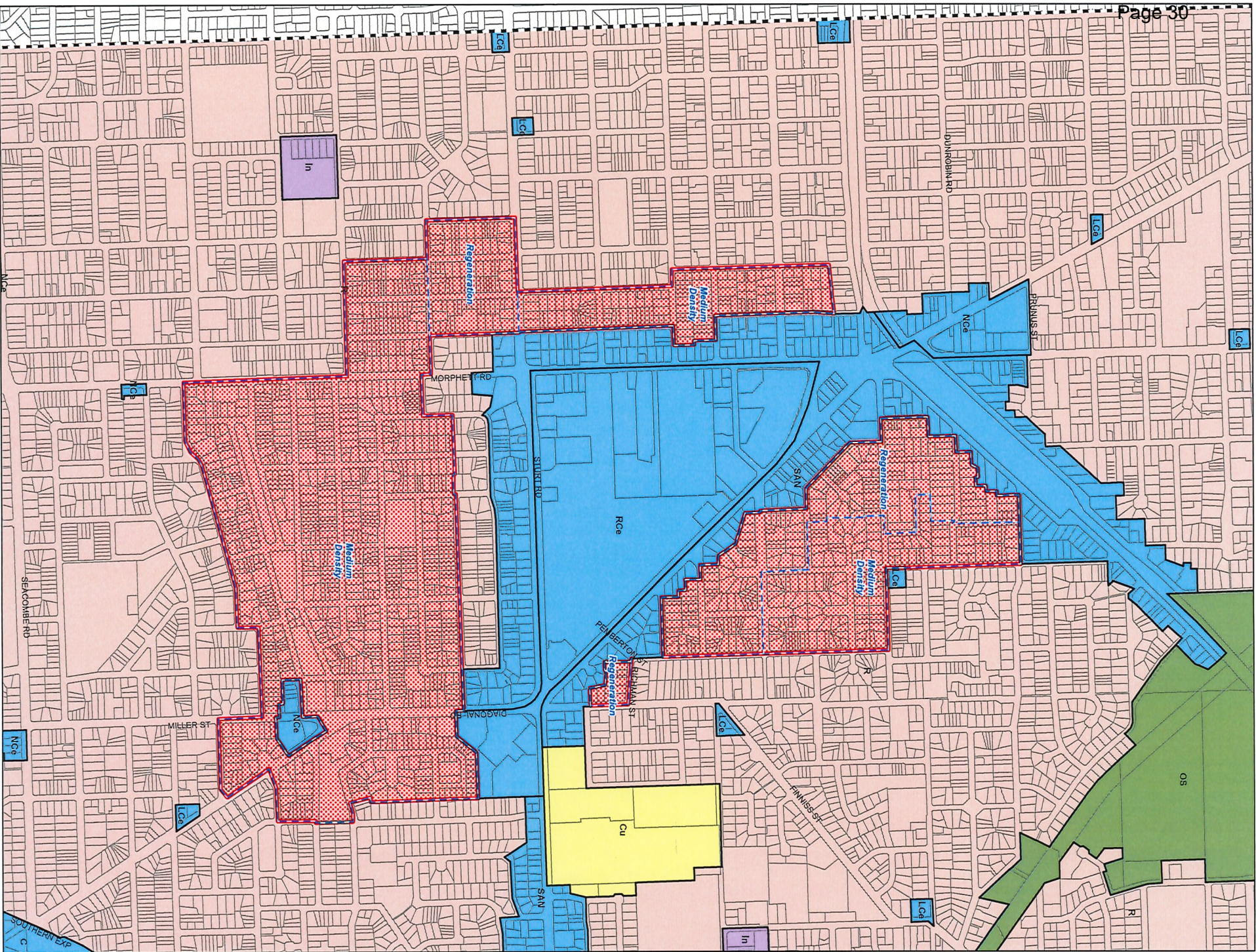
- R16 - Foothills and Seaside
- R19 - Escarpment
- Urban Corridor

## Proposed Zoning and Policy Areas

- R10 - Marion Plains
- R11 - Medium Density
- R13 - Racecourse
- R14 - Regeneration
- R15 - Residential Character
- R16 - Foothills and Seaside
- R18 - Worthing Mine
- R20 - Southern
- Suburban Activity Node

PLN ID: 5752





- Development Plan Boundary
- Reinstated Policy Areas
- Proposed Zoning - Marion
- Parcels subject to amendment - retain existing Policy Areas

### Marion Council

#### Housing Diversity - Areas for Amendment

0 0.1 0.2 0.3 0.4 0.5 km

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PLAN ID: 8888



SCANNED

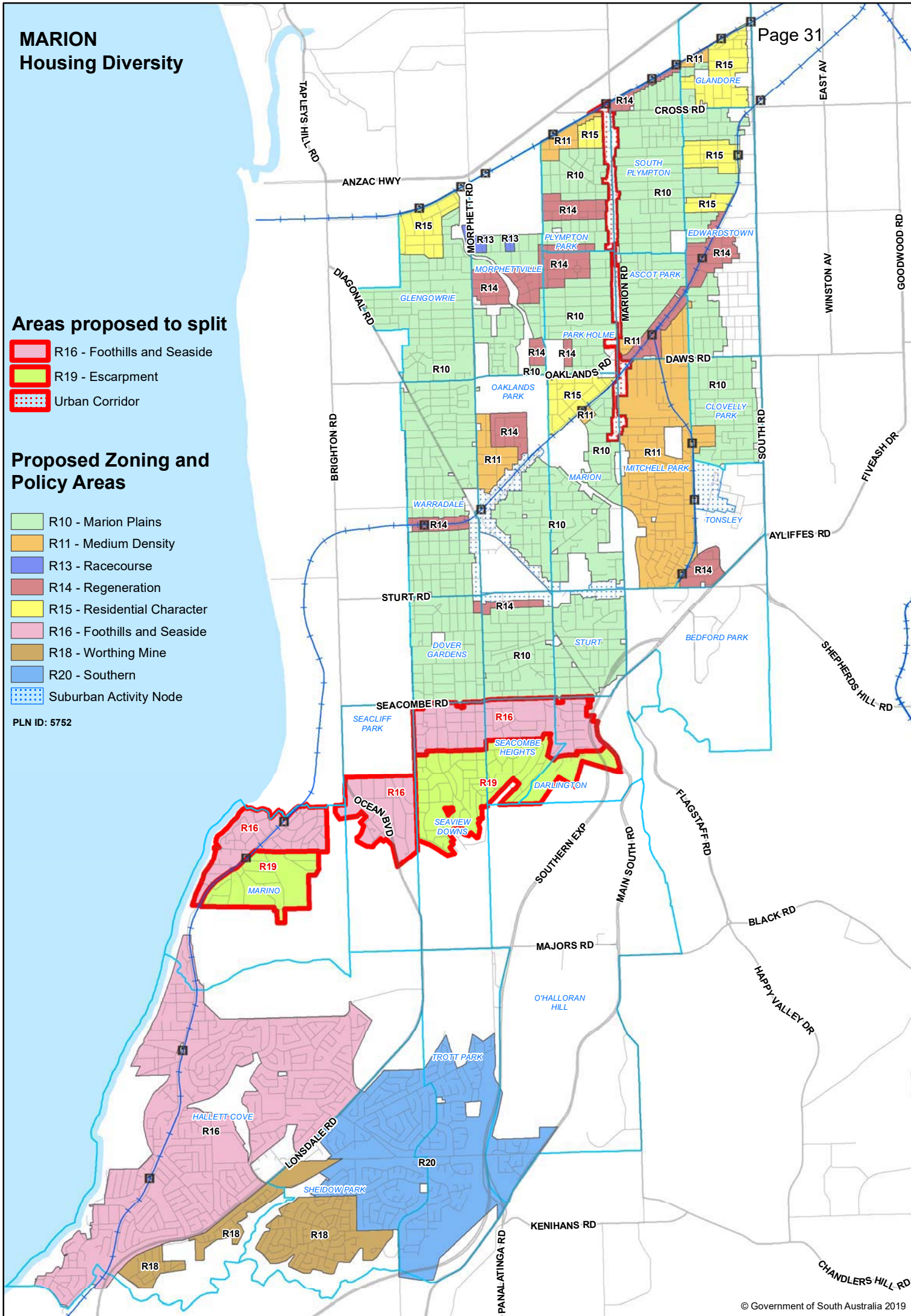
## Areas proposed to split

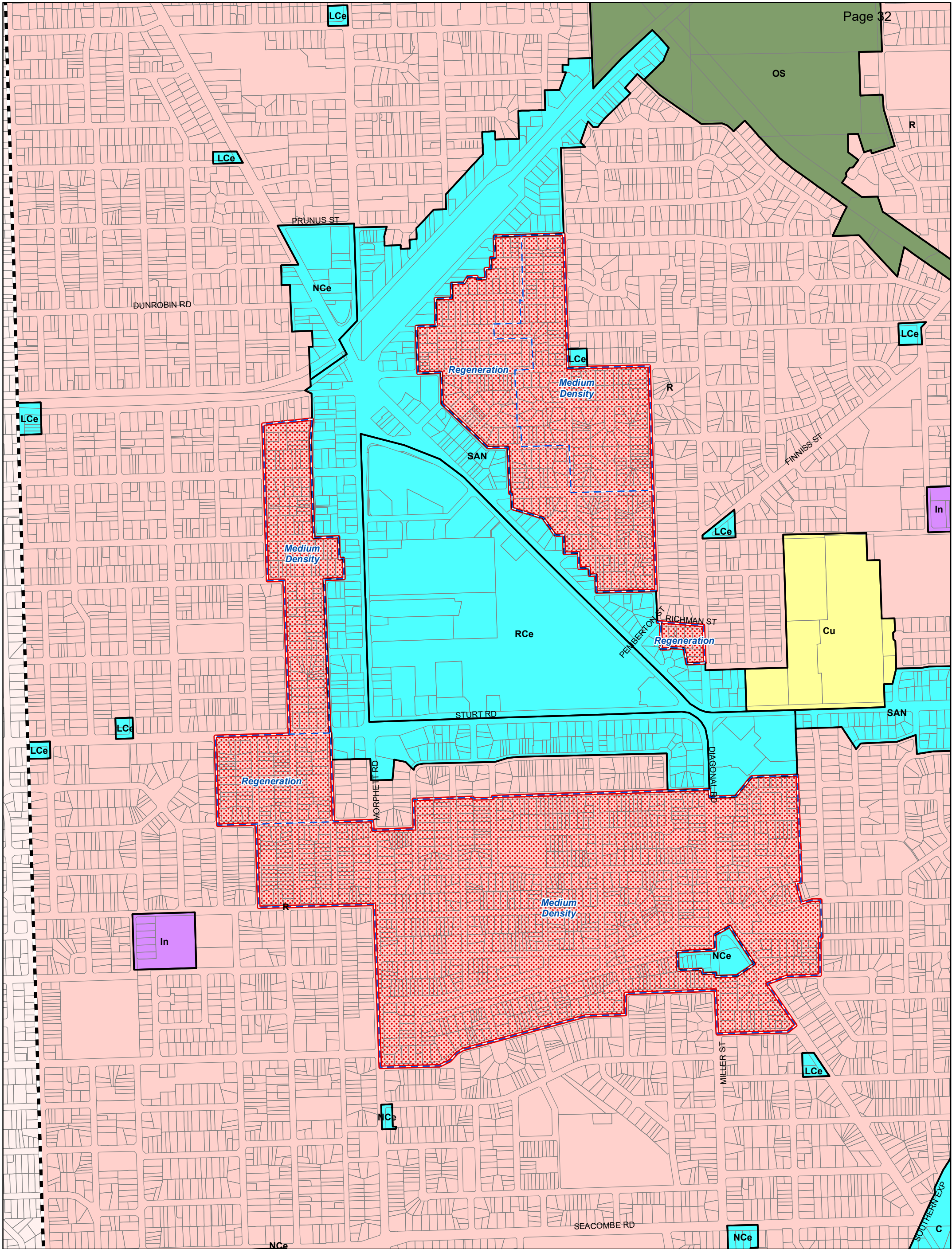
- R16 - Foothills and Seaside
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## Proposed Zoning and Policy Areas

- R10 - Marion Plains
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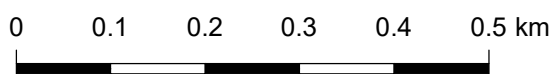




- Development Plan Boundary
- Reinstated Policy Areas
- Proposed Zoning - Marion
- Parcels subject to amendment - retain existing Policy Areas

# Marion Council

## Housing Diversity - Areas for Amendment



Dwelling Type	Foothills and Seaside Policy Area <i>(proposed)</i>			Escarpment Policy Area <i>(currently - Hills Policy Area)</i>			Southern Policy Area <i>(existing)</i>		
	Site Gradient	Site Area (m²)	Frontage (m)	Site Gradient	Site Area (m²)	Frontage (m)	Site Gradient	Site Area (m²)	Frontage (m)
Detached	< 1 in 8	350	10	< 1 in10	700	18		420	14
	> 1 in 8	400	12	1 in 10 to 1 in 5	900	20			
				>1 in 5	1100	20			
Semi-detached								350	12
Row	< 1 in 8	300	9					280	8
	> 1 in 8	350	10						
Group	< 1 in 8	300	20	< 1 in10	700	24		300	20
	> 1 in 8	400	20	1 in 10 to 1 in 5	900	26			
				>1 in 5	1100	26			
Residential flat building	< 1 in 8	300	20					300/250	20
	> 1 in 8	400	20						

# Suburban Activity Node Zone/Urban Corridor Zone

## Residential / Mixed Use Development

	Desired minimum net residential density	Min Building height	Max building height Site <200m <sup>2</sup>	Max building height Site >200m <sup>2</sup> (+ UC = min depth 40m, access to side street)
<b>SANZ - Area around RCe Zone</b>	50 dwells/ha (200m <sup>2</sup> )	2 storeys	3 storeys – up to 12.5m	4 storeys – up to 16.5m
<b>Urban Corridor Zone</b> (Marion Road)	70 dwells/ha (143m <sup>2</sup> )	2 storeys	3 storeys – up to 12.5m	5 storeys – up to 18.5m

## Comparison between Policy Areas (Northern Beaches Area)

Dwelling Type	Marion Plains Policy Area <i>(proposed)</i>		Northern Policy Area <i>(existing)</i>		Medium Density Policy Area <i>(existing)</i>		Regeneration Policy Area <i>(existing)</i>	
	Site Area (m <sup>2</sup> )	Frontage (m)	Site Area (m <sup>2</sup> )	Frontage (m)	Site Area (m <sup>2</sup> )	Frontage (m)	Site Area (m <sup>2</sup> )	Frontage (m)
<b>Detached</b>	375	12	350	10	300	10	250	9
<b>Semi-detached</b>	320	9	350	10	270	9	220	8
<b>Row</b>	250	7	300	9	210	7	170	7
<b>Group</b>	300	20	350	20	250	18	250/200 (1/2 storey)	18
<b>Residential flat building</b>	300	20	350	20	250	18	250/200/150 (1/2/3 storey)	18

**REPORTS FOR NOTING**

**WORKSHOP / PRESENTATION ITEMS**

**OTHER BUSINESS**

**MEETING CLOSURE**