

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF URBAN PLANNING COMMITTEE MEETING

Council Chamber
245 Sturt Road, Sturt

Tuesday, 01 September 2020 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 Council Chamber is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Adrian Skull
Chief Executive Officer



TABLE OF CONTENTS

OPEN MEETING	3
KAURNA ACKNOWLEDGEMENT	3
ELECTED MEMBERS DECLARATION (if any)	3
CONFIRMATION OF MINUTES	3
Confirmation of the minutes for the Urban Planning	3
Committee Meeting held on 14 July 2020	
BUSINESS ARISING	9
CONFIDENTIAL ITEMS - Nil	9
REPORTS FOR DISCUSSION	9
Warradale - Potential Character Zone	9
Planning Reforms Update	32
REPORTS FOR NOTING	49
Development Plan Amendments Update	49
WORKSHOP / PRESENTATION ITEMS - Nil	55
OTHER BUSINESS	55
MEETING CLOSURE	55

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 14 July 2020

Originating Officer	Development Officer - Planning - Kai Wardle
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
Report Reference:	UPC200901R01

RECOMMENDATION:

That the minutes of the Urban Planning Committee Meeting held on 14 July 2020 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment	Type
1	UPC200714 - Final Minutes	PDF File



MINUTES OF THE UPC200714 - URBAN PLANNING COMMITTEE MEETING

Tuesday, 14 July 2020 at 06:30 PM

Council Administration Centre, 245 Sturt Road, Sturt



PRESENT

Committee Members

His Worship the Mayor Kris Hanna
Councillor Ian Crossland (Chair)
Councillor Nathan Prior
Councillor Joseph Masika
Councillor Maggie Duncan

In Attendance

Sasha Mason	Councillor
Raelene Telfer	Councillor
Adrian Skull	Chief Executive Officer
Ilia Houridis	General Manager City Development
Greg Salmon	Manager City Activation
Warwick Deller-Coombs	Manager Development and Regulatory Services
Donna Griffiths	Unit Manager Economic and Cultural Development
Jaimie Thwaites	Unit Manager Governance & Council Support
Alex Wright	Team Leader - Planning
David Melhuish	Senior Policy Planner
Kai Wardle	Development Officer - Planning

OPEN MEETING

The Chair opened the meeting at 06:34 PM

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

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

No declarations were made.

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Urban Planning Committee Meeting held on 5 May 2020

Report Reference: UPC200714R01

Moved Councillor Duncan, Seconded Mayor Hanna

That the minutes of the Urban Planning Committee Meeting held on 5 May 2020 be taken as read and confirmed.

Carried Unanimously

BUSINESS ARISING – Nil

CONFIDENTIAL ITEMS

Cover Report - Revitalisation of the Edwardstown Employment Precinct

Report Reference: UPC200714F01

Moved Mayor Hanna, Seconded Councillor Duncan

1. *That pursuant to Section 90(2) 3(b) (i) and (ii) and 3(d) (i) and (ii) of the Local Government Act 1999, the Urban Planning Committee orders that all persons present, with the exception of the following persons: Sasha Mason, Raelene Telfer, Adrian Skull, Ilia Houridis, Greg Salmon, Warwick Deller-Coombs, Donna Griffiths, Jaimie Thwaites, Alex Wright, David Melhuish and Kai Wardle, be excluded from the meeting as the Committee receives and considers information relating to the Revitalisation of the Edwardstown Employment Precinct, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential relating to matters pertaining to commercial operations of a confidential nature, the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information and could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council or to confer a commercial advantage on a third party.*

Carried Unanimously

6:38pm the meeting went into confidence

Moved Mayor Hanna, Seconded Councillor Prior

1. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that this report, Revitalisation of the Edwardstown Employment Precinct, the minutes and any associated appendices arising from this report having been considered in confidence under Section 90(2) and (3) (b) and (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 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 2020.

Carried Unanimously

8:28pm the meeting came out of confidence

8:29pm the meeting was adjourned

8:31pm the meeting resumed

REPORTS FOR DISCUSSION

Planning Reforms Update - July 2020

Report Reference: UPC200714R02

Manager Development Regulatory Services, Team Leader - Planning and Senior Policy Planner provided an update on the planning reforms to the Committee and answered questions.

Moved Mayor Hanna, Seconded Councillor Prior

1. That the Urban Planning Committee note this report.

Carried Unanimously

REPORTS FOR NOTING

Development Plan Amendments Update

Report Reference: UPC200714R03

Manager Development Regulatory Services, Team Leader - Planning and Senior Policy Planner provided an update on Development Plan Amendments to the Committee and answered questions.

Moved Councillor Duncan, Seconded Councillor Prior

1. That the Urban Planning Committee notes this report.

Carried Unanimously

Action: Investigate the possibility of a Land Management Agreement (LMA) or encumbrance to control the type of desired development outcomes within the Oaklands Precinct, as a result of the Minister for Planning's decision to pursue a Ministerial Development Plan Amendment for this area.

WORKSHOP / PRESENTATION ITEMS - Nil

OTHER BUSINESS

Team Leader - Planning demonstrated the draft user interface of the Planning and Design Code to the Committee.

MEETING CLOSURE

Meeting Declared Closed at 09:30 PM

CONFIRMED THIS xx DAY OF xx

.....

CHAIRPERSON

BUSINESS ARISING

CONFIDENTIAL ITEMS - Nil

REPORTS FOR DISCUSSION

Warradale - Potential Character Zone

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200901R02

REPORT OBJECTIVE

Provide the Committee with a report discussing the matters raised in the petition and by Mr Jessup at the 28 July 2020 General Council meeting.

EXECUTIVE SUMMARY

At 28 July 2020 General Council Meeting, Council considered a petition from residents of a section of Warradale bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street. The Petition focussed on the impact of the proposed new State planning laws to be brought in by the Planning and Design Code, which will result in the reduction of block sizes and frontage widths for properties in Warradale.

The petitioner's are concerned that the proposed changes will cause increased congestion in their streets and the loss of character within their neighbourhood. They want their suburb to primarily comprise low scale, low to medium density housing. To achieve this they want subdivision limited in this part of Warradale.

The petitioners have requested that Council advocate on their behalf for Government to modify the proposed new planning laws for their area of Warradale, requiring a minimum allotment area of 350 square metres and minimum frontage width of 10 metres.

Council has requested that a report be brought to the Urban Planning Committee on the matters raised by Mr Jessup at the General Council meeting (i.e. potential Character Zone).

The intent of the original petition was to maintain the status quo and keep the current site dimension policy. Mr Jessup has subsequently provided further information with alternative considerations which are at variance with the original petition and therefore cannot be assumed to reflect the views of the community that signed the original petition. Administration has considered both within its analysis in this report.

The Council has provided its formal submission to the State Government during the consultation phase for the code which concluded 28 February 2020. It is unknown at this stage what ability or mechanism there is to seek further amendments to the Code, or whether advocating for changes proposed by other groups or individuals would be accepted. Furthermore it is also unknown whether advocating for this area in particular over other areas of the Council being proposed by the Code for transitioning to the General Neighbourhood Zone, would be more successful or not.

RECOMMENDATION

That the Urban Planning Committee:

- 1. Recommends that Council continue advocating for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the northern part of Council, with Plan SA and the State Planning Commission, consistent with its submission to the State Government.**
- 2. Recommends that dependent on the final outcomes of the Planning and Design Code implementation, Council investigates the appropriateness of the given residential zoning and determines whether any future Code Amendments should be pursued.**

GENERAL ANALYSIS**Changes proposed by the Planning and Design Code**

The area in question is currently covered by the Marion Plains Policy Area, which seeks minimum lot sizes for detached and semi-detached dwellings of 350m² and 10m frontages. The policy area also allows for row dwellings (300m²/9m) and group dwellings and residential flat buildings (both 350m²/20m).

The Code proposes changing the area to the General Neighbourhood Zone, seeking minimum lot sizes for detached and semi-detached dwellings of 300m² and 9m frontages. The policy area also allows for row dwellings (200m²/7m) and group dwellings and residential flat buildings (both 300m²/15m).

An aerial photograph of the subject area is included in [Attachment 1](#)

Plans (based on those produced for the Housing diversity DPA) showing the differences in development potential of the area, between the current Marion Plains Policy Area and the former Northern Policy Area, are included in [Attachments 2 and 3](#). The plans show that substantially more redevelopment was possible under the NPA. The Code's General Neighbourhood Zone would potentially result in greater development potential than that shown for the Northern Policy Area. (detached and semi-detached - GNZ = 300m² / 9m and NPA = 320m² / 9m)

Petition previously considered by Council (28 July 2020)

The petition sought that the area of Warradale, bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street, should primarily comprise low scale, low to medium density housing. To achieve this the petitioners want subdivision limited in this part of Warradale.

The petitioners requested that the Government modify the proposed new planning laws for their area of Warradale, requiring a minimum allotment area of 350m² and minimum frontage width of 10 metres. In other words, they sought that the current Marion Plains Policy Area lot sizes should remain as is.

A copy of the Council report and an excerpt from the petition are included in [Attachment 4](#)

Proposal suggested by Mr Jessup (9 August 2020)

In an email to Council sent Sunday 9 August 2020, Mr Jessup proposed an amendment to that proposed within the petition. Mr Jessup advised that he is of the opinion that the amended area probably has a greater chance of being protected from redevelopment.

Mr Jessup has proposed that a section of the area of Warradale referred to in the petition, formerly known as the 'Hamilton Park Estate', should be protected from further development and included in a Character Zone. The Estate was established and houses designed and constructed in the early 1950s by Feredays Ltd., an SA building company.

'The houses were single storey detached 2 and 3 bedroom houses with characteristic styles developed by Feredays'. 'Many are still intact and others have been renovated and extended, but most often the house frontages are unchanged.'

'From Mr Jessup's observations there are 111 Fereday houses still in existence in the proposed character zone compared to the 260 that were built in the early 1950's.'

'Much of the recent new housing in the estate has occurred in the last decade with duplexes or detached houses built on newly subdivided allotments. There have been approximately 37 land divisions in the estate to date, with most (80%) being divided into 2 new allotments. There has been one case where 4 allotments were created from one original allotment.'

Mr. Jessup has suggested that to make subdivision less likely, the Estate should be designated as a Character Zone (or equivalent), with larger minimum block sizes of 420m² in area and 15m frontages (as in the Oaklands Estate Character Policy Area in the suburb of Marion). All dwellings types, other than detached dwellings, are currently non-complying within the Marion Character Policy Area.

A copy of Mr Jessup's email and a paper containing details on the Estate and reasons for its protection are included in [Attachments 5 and 6](#)

An amended marked up plan showing the location of existing Feredays houses ([Attachment 7](#))

[Attachments 1, 2 and 3](#) show the boundary of the revised area for consideration (Hamilton Park Estate Character Policy Area)

More than 20% of the house blocks in the area are currently narrow and small, the result of past subdivision.

DISCUSSION

The Petition

The petition sought a retention of lot sizes etc. currently afforded within the Marion Plains Policy Area. As previously mentioned within the 28 July Council report:

'Council's submission on the draft Planning and Design Code argued strongly that the current planning policy in the Marion Plains Policy Area (which includes the area bounded by Morphet Road, Oaklands Road, Diagonal Road and Prunus Street) should be translated across to the Planning and Design Code. Specifically, Council strongly advocated for the retention of 10 metre frontages and 350 square metre block sizes.'

Council and administration staff continue to advocate on behalf of the whole community (living in the Marion Plains Policy Area) for the retention of this recently approved policy.

Whether advocating for a smaller area, which may contain housing stock and a character that is of greater value than housing stock found within other areas of the Council being proposed by the Code for transitioning to the GNZ, would be more successful with PlanSA/the Commission is an unknown.

Of particular interest with the petition is that Council has no insight of the views of those persons who did not sign it and if they share, oppose or have entirely alternate views.

Character Policy Area

The petitioner's proposal to rezone the subject area a 'Character Policy Area' was discussed between Mr Jessup and Council at the 28 July Council meeting.

Mr Jessup has subsequently put more thought and analysis into the possibility of a Character Policy Area and forwarded further details to Council for consideration. Refer to Attachments 1, 2 and 3 for the boundary of the proposed Hamilton Park Estate Character Policy Area and Attachments 5 and 6 for the detailed analysis.

It may be determined by Council that the revised area may well have merit to be considered for placing in a Character Policy Area; however, there is a formal rezoning process (currently the Development Plan Amendment process) that requires undertaking to ensure that fair and reasonable consideration takes place. In particular, public notification, to allow all persons that may be affected by the proposed change to be heard and provide their opinion. Under the current planning system only a Council or the Minister can propose a Development Plan Amendment (DPA) process be undertaken. Under the new P&D Code any person can propose a Code Amendment.

The policy ordinarily associated with Character Policy Areas (and as proposed by Mr Jessup), particularly lot sizes (420m²/15m frontages) is vastly different from both the current and previous policy for the subject area and that proposed by the Code.

PlanSA has previously advised that policy that neither reflects the current policy associated with the land, nor that proposed by the draft version of the Code that went through public notification, is unlikely to be supported in this version of the Code, but could be put forward as a future 'Code Amendment' once the Code commences.

The intent of the original petition was to maintain the status quo, and keep the current site dimension policy. The subsequent submission is at variance with the petition and therefore cannot be assumed to reflect the views of the community that signed the original petition.

It is noted that the southern boundary of the proposed Character Area dissects a number of properties. This issue would need to be addressed if the Character Area proposal was to be progressed further.

It is further noted that in its submission to the State Government on the Code, Council did not consider or seek further Character Areas to be created. Council's concern was the potential loss of existing character due to a reduction in design criteria and loss of the 'Desired Character' statement.

Possible Council Actions

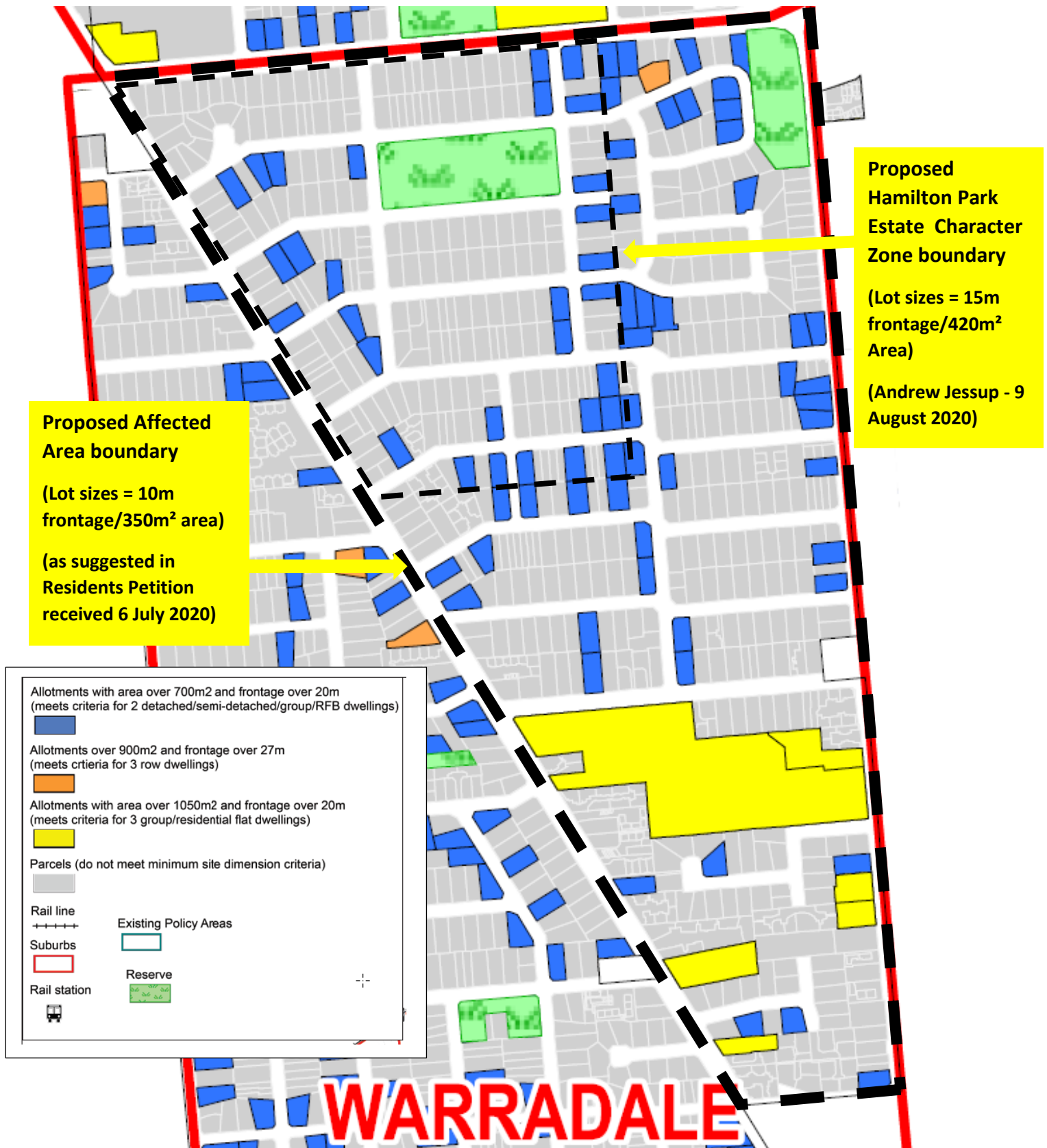
- Council may wish to undertake a future Code Amendment process, which could include the creation of Hamilton Park Estate Character Policy Area (or equivalent in the new Code) in that portion of Warradale outlined by Mr Jessup. However, it would be prudent that other areas in the Council area are investigated also, to ascertain whether they have characteristics that are worthy of protection from inappropriate forms of development.
- Council to continue advocating for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the northern part of Council, with PlanSA and the State Planning Commission.
- Council to advocate for the site dimension and design policy associated with the current Marion Plains Policy Area to be retained in the section of Warradale the subject of the petition, with PlanSA and the State Planning Commission.

Attachment

#	Attachment	Type
1	Attachment 1 - Warradale - Site Dimension Analysis - Marion Plains Policy Area 8	PDF File
2	Attachment 2 - Warradale - Site Dimension Analysis - Northern PA - PD Code	PDF File
3	Attachment 3 - Warradale - Petition - GC280720 - Agenda	PDF File
4	Attachment 4 - Hamilton Park Estate - email	PDF File
5	Attachment 5 - Warradale - Proposed Character Area - Jessup	PDF File
6	Attachment 6 - Warradale - Petition Area	PDF File
7	Attachment 7 - Existing Fereday Houses - Marked up Map	PDF File

Site Dimension Analysis for Marion Plains Policy Area 8

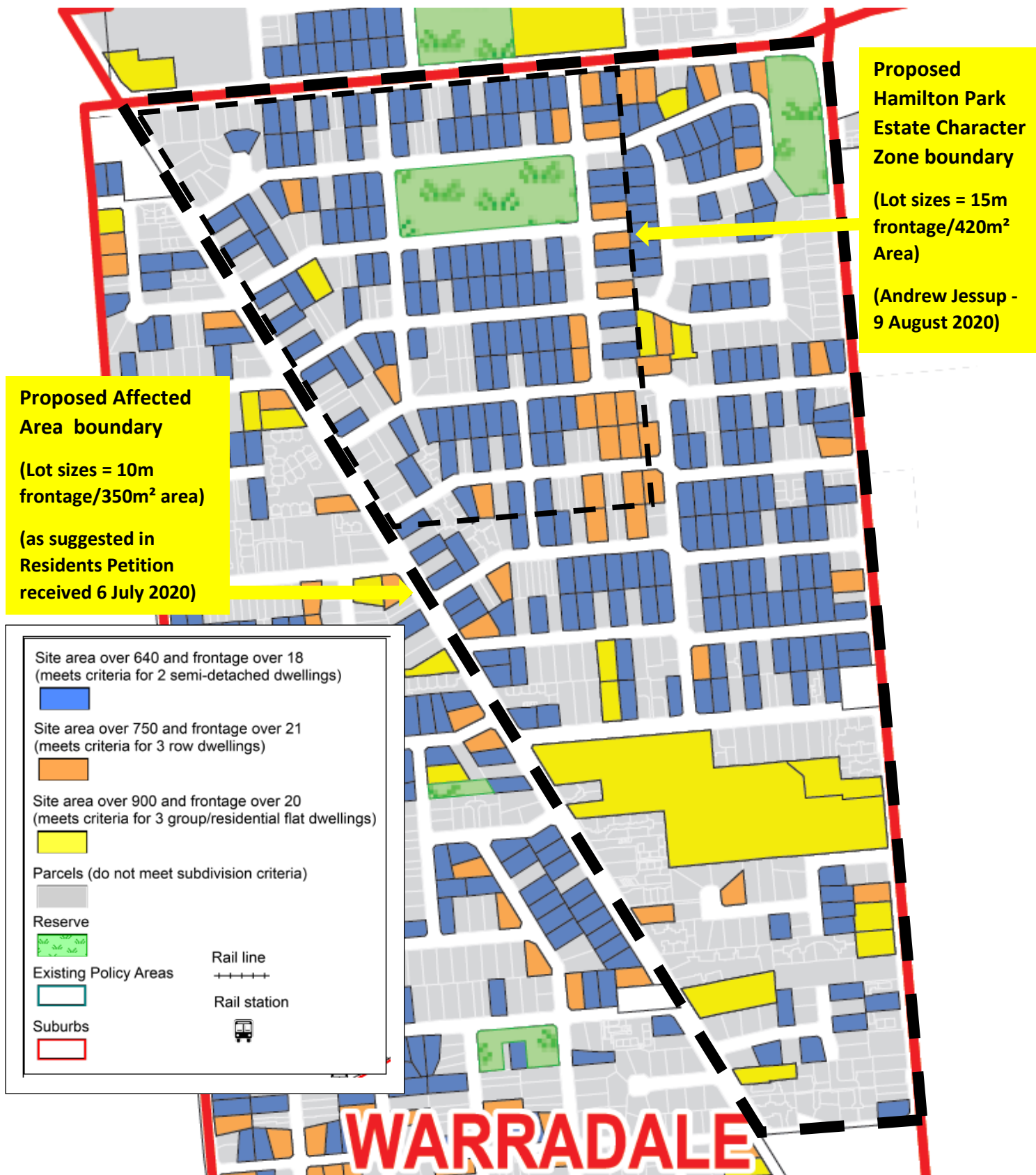
(Site dimensions sought by petitioners living in this section of Warradale)



350 m² with 10 metre frontage: detached/semi-detached
350 m² with 20 metre frontage: group/residential flat
300 m² with 9 metre frontage: row

Site Dimension Analysis for previous Northern Policy Area 13

(Proposed General Neighbourhood Zone seeks smaller dimensions so potential for redevelopment would be greater)



320 m ² with 9 metre frontage: detached/semi-detached	(300m ² – GNZ – P&DCode)
300 m ² with 20 metre frontage: group/residential flat	(300m ² – GNZ – P&DCode)
250 m ² with 7 metre frontage: row	(200m ² – GNZ – P&DCode)

PETITIONS

Petition - Planning and Design Code

Originating Officer	Team Leader - Planning - Alex Wright
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference:	GC200728P01

PETITION FROM:

Andrew Jessup - Resident

NUMBER OF SIGNATORIES:

113 signatories - received 6 July 2020
 additional 14 signatories received 10 July 2020
 additional 14 signatories received 20 July 2020

Total of 141 signatories

DATE PETITION RECEIVED:

6 July 2020

CORRESPONDENCE:

The Petition of residents of the City of Marion is seeking to draw attention of Council to new planning laws the State Government is seeking to introduce.

In particular this petition is focussed on the impact of the proposed new laws on the reduction of block sizes and frontage widths for houses in Warradale. More than 20% of the house blocks in the area bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street are narrow and small, the result of past subdivision.

The petitioner's are concerned that the proposed changes will cause increased congestion in our streets and the loss of character within their neighbourhood and want their suburb to primarily comprise low scale, low to medium density housing, and to achieve this we want subdivision limited in this part of Warradale.

The petitioners therefore request that Council advocate on their behalf for Government to modify their proposed laws and make the area of Warradale bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street subject to minimum block size of 350 square metres and minimum frontage width of 10 metres.

ORIGINATING OFFICER COMMENTS:

The State Government released the draft Planning & Design Code for Metropolitan Adelaide in October 2019. The intention of this new Code is that each individual Council Development Plan will be replaced by a single, online 'Planning & Design Code'. The Code is a single document which provides all state wide policies, but will incorporate limited areas where a Council can introduce 'variations' for allotment dimensions to some suburbs.



The State Government provided the community (which included Councils and individual property owners) with an opportunity to comment on the proposed changes between October 2019 to until the end of February 2020.

Council's submission on the draft Planning and Design Code argued strongly that the current planning policy in the Marion Plains Policy Area (which includes the area bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street) should be translated across to the Planning and Design Code. Specifically, Council strongly advocated for the retention of 10 metre frontages and 350 square metre block sizes.

Council wrote to the Minister for Planning on 31 March 2020 seeking greater clarity on the progress and timeline of the implementation of the Planning and Design Code (including any changes in response to Council's submission).

To date, Council has not received a formal response to our submission, or from the Minister in relation to the progress and timeline of the Planning and Design Code implementation. There has been ongoing engagement during this time between the Administration and relevant State Government staff.

Should no change to the proposed Planning & Design Code occur, the minimum allotment sizes as identified by the State Government will be implemented when the code is introduced.

Council and administration staff continue to advocate on behalf of the whole community for the retention of this recently approved policy.

Subject to Section 73 (2)(b)(v, vii) of the Planning, Development and Infrastructure Act 2016 any persons interested in the land can initiate a Code amendment, and the residents may wish to investigate this option should changes occur as part of the Planning & Design Code.

Council has written previously to Mr Jessup in relation to this matter.

It is advised residents continue to raise and advocate their concerns directly with the State Government and the State Planning Commission (SPC).

RECOMMENDATION:

That Council:

- 1. Notes the petition and comments provided by Administration**

ATTACHMENTS:

#	Attachment	Type
1	GC200728 - Petition - Planning and Design Code 200706 - extract	PDF File
2	Petition - Planning and Design Code - additional signatories 200710 - extract	PDF File
3	GC200728 - Petition - Planning and Design Code - additional signatories 200720 - extract	PDF File

6 July 2020

Mr Andrew Jessup
23 spruce Avenue
WARRADALE SA 5046

Mayor Kris Hanna
Councillors
City of Marion
245 Sturt Road,
STURT SA 5047

Dear Mayor and Councillors

Accompanying this letter is a petition signed by 113 residents from a small pocket of Warradale, an area bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street.

We residents are concerned at the increasing congestion in our streets and loss of character, attractiveness and amenity, the result of past subdivision. We think the character of this pocket of Warradale is well worth preserving.

We would like our part of Warradale to primarily comprise low scale, low to medium density housing. To achieve this we want future subdivision limited. We think having minimum block size of 350m² and minimum frontage width of 10m is a fair and reasonable limit for this area. There are still a number of original, larger size blocks in the area that could be subdivided, even with these minimums.

We hope the Government can be convinced to modify its draft Planning and Design Code to mandate these minimum block dimensions, at least for our part of Warradale.

The petition is provided for your consideration and appropriate action.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'A Jessup', with a stylized flourish at the end.

Andrew Jessup

CITY OF MARION


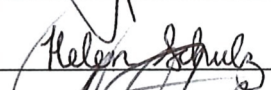
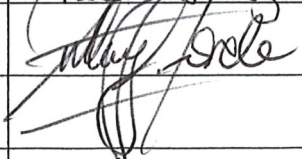
PETITION

TO HIS WORSHIP THE MAYOR AND COUNCILLORS OF THE CITY OF MARION

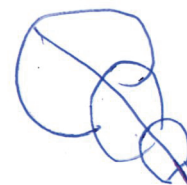
Petition contact person: Andrew Jessup
 Telephone: 0439 999 635
 Address: 23 Spruce Avenue Warradale
 Date Petition Initiated 15 June 2020

The petition of residents of the City of Marion draws attention of Council to new planning laws the State Government is seeking to introduce. The proposed new laws reduce block sizes and frontage widths for houses in Warradale. More than 20% of the house blocks in the area bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street are narrow and small - the result of past subdivision. This is causing increased congestion in our streets. Our neighbourhood is losing its character. We want our suburb to primarily comprise low scale, low to medium density housing, and to achieve this we want subdivision limited in this part of Warradale.

The petitioners therefore request that Council advocate on their behalf for Government to modify their proposed laws and make the area of Warradale bounded by Morphett Road, Oaklands Road, Diagonal Road and Prunus Street subject to minimum block size of 350m² and minimum frontage width of 10m.

NAME	ADDRESS	SIGNATURE
Leonie Forde	21 Spruce Ave	
Helen Schulz	21 Spruce Ave	
Anthony Forde	21 Spruce Ave	

Please note this petition is a public document, by signing it I understand that my name address and signature will be made available in the public realm. The City of Marion will record these details for the purpose of this petition only.



David Melhuish,

Hi David,

Attached is a paper with some thoughts on why the original Hamilton Park Estate should be protected from further development. I think the best way of achieving this would be to limit land division by way of creating a new character zone.

If minimum blocks sizes could be made mandatory in the Code, then it would simply be a matter of specifying minimum allotment size. However, as I understand it, planners must consider all aspect of development application on merit, and minimum block sizes may only be considered a guide.

So to make subdivision less likely I suggest designating the original Hamilton Park Estate a character zone (or the equivalent in the new Code terminology), along with larger minimum block sizes (say 15m frontage and 420m² area as in Oaklands Estate Character zone).

The character features of Hamilton Park Estate compare favourably with those of Oaklands Estate Character zone. Hamilton Park Estate area is approximately 20 hectares, smaller than Oaklands Estate Character zone at approximately 30 hectares. Hamilton Park Estate features characteristic house designs in a well laid out subdivision. Oaklands estate has a number of remnant gum trees, but no character housing to speak of.

Creation of a Hamilton Park Estate zone where minimal infill development is allowed will offset the creation of a high density development planned for Oaklands Green south of the Army Barracks where 650 dwellings will replace the existing 250 houses.

I am not aware of the process by which a new zone can be created and included In the Code, but I plan to ask Council to put this proposal to the State Government, and have the Code modified accordingly. I don't think this will detract from Councils push to have the Marion Plains Zone, including the its larger minimum block sizes recognised in the Code, after all, the Hamilton Park Estate represents only a small part (approx 2%) of the Marion Plains area.

Regards
Andrew Jessup

PS. I have sent a copy to the paper, to my Ward Councillors, Prior and Hull for their information.

ATTACHMENT 5**The case for creating a Character Zone for Hamilton Park Estate****1. Background**

The Hamilton Park Estate is a housing estate created in the early 1950's by Feredays Ltd. Feredays Ltd was a South Australian building company, owned and managed by Mr Stanley Fereday. Mr Fereday acquired 50 acres of land from the Hamilton Ewell Vineyards for the housing estate.

The story is told in an article published in the newspaper The News, Friday, July 10, 1953 page 17, see Attachment 1.

2. Hamilton Park Estate

The Hamilton Park Estate was located south of Oaklands Road and east of Diagonal Road, and is shown on the following sketch taken from the 1953 newspaper article, Attachment 1.

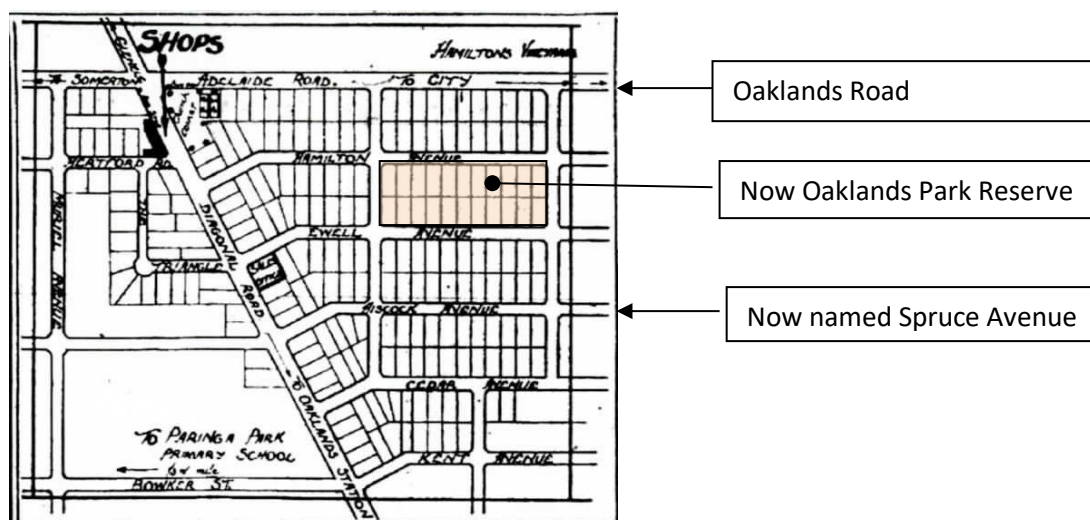


Figure 1. Showing the extent of the original Hamilton Park Estate

Source: The News 10 July 1953

With the exception of the 22 allotments between Hamilton Avenue and Ewell Avenue which became Hamilton Park reserve, the allotment and road layout created by Fereday survives today. Around 260 houses with a variety of designs (see Attachment 3) were built by Fereday Ltd in the early 1950's in this estate and many (around 100) remain intact today (see Attachment 4).

However many houses with the characteristic Fereday designs were built in the vicinity of the original Hamilton Park Estate, and some are still in existence today.

ATTACHMENT 5**3. Original Character**

The estate was created in the early 1950's by developer and builder Feredays Ltd on land acquired from the Hamilton family, owners of Hamilton Ewell Vineyards.

The layout of roads was north-south and east-west, except near the intersection with Diagonal Road where roads were angled. Allotments were generally regular shapes, except near the Diagonal Road end where some irregular shaped allotments occur.

All houses in the estate were built by Feredays Ltd. They were single storey detached 2 and 3 bedroom houses with characteristic styles developed by Feredays Ltd. Houses featured local stone chimney stacks, red or grey terracotta roof tiles, and stone front garden walls. Roof forms - gable and hip. Attachment 3 shows a selection of the house styles designed by Fereday.

A variety of finishes were used. External walls were a mixture of cream cement splash finish, smooth cement, coloured finishes and freestone (Mt Gambier limestone). Stone chimney stacks and stone front garden walls. Attachment 2 shows a selection of the Feredays Ltd houses in existence today.

Low front garden walls, built of stone allowed a clear view of the houses from the street.

Housing was low density, built on large rectangular blocks typically 60' x 120' in size. Houses are well setback from the street.

4. Present Character

The estate has an attractive established character comprising predominantly early 1950s single storey detached houses. Many are still intact (Attachment 4) and others have been renovated and extended, but most often the house frontages are unchanged.

Much of the recent new housing in the estate has occurred in the last decade with duplexes or detached houses built on newly subdivided allotments. There have been approximately 37 land divisions in the estate to date, with most (80%) being divided into 2 new allotments. There has been one case where 4 allotments were created from one original allotment.

Recent dwellings are a mix of single storey and 2 storey homes, generally of a good standard. Renovations to original Fereday houses has generally been done in sympathy with the original design. New dwellings have adopted the Hamilton park Estate theme of low front garden walls. This allows an open vista of the houses. Overall, new housing in the estate sits comfortably alongside and complements the original look and feel of the estate.

ATTACHMENT 5

The Hamilton Park Reserve, comprising approximately 8% of the estate is a large well maintained grassed reserve with playground, BBQ area, tennis court, netball court and toilet. Most of the east-west streets in the estate are no-through roads meaning relatively low through traffic and quiet streets. There is a sense of space, a pleasing mix of housing old and new, single and double storey, making for a variable, but cohesive and high quality streetscape.

There is a consistency of housing and spacing, allotment patterns, landscape features and the scale, proportion and form of the buildings and their key elements.

Streets are tree lined with a mixture of large mature eucalypts (Pine Avenue and Kent Avenue) and small to medium size deciduous trees elsewhere. This complements the well maintained garden character with mature vegetation in private properties.

5. Desired Character

The boundary of the proposed Character Zone is shown in Figure 1. It closely follows the extent of the original 1950's Hamilton Park Estate.

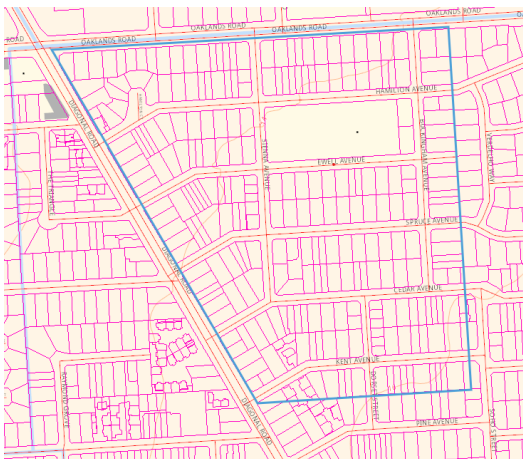


Figure 1. Proposed boundary of Character Zone

The desired character of the Zone is described as follows.

Original housing stock - predominantly 1950s . More recent infill housing scattered throughout.

There is a grid type pattern of streets, some angular due to alignment of Diagonal Road resulting in some irregular shaped allotments. Allotments are large with detached dwellings set well back.

Buildings are predominantly single storey detached dwellings. Small number of 2 storey dwellings with infill. Original housing stock is conventional 1950's with characteristic style developed by developer and builder Fereday Ltd. Roof forms are gable and hip.

ATTACHMENT 5

External walls are predominantly a mixture of cream cement splash finish, smooth cement, coloured finishes and freestone (Mt Gambier limestone). Stone or brick chimney stacks and stone front garden walls. Roofing material on the remaining original housing is terracotta tiles or cement tiles. Recent replacement roofing is generally colorbond.

Original housing stock is generally single storey. Recent dwellings are a mix of single storey and 2 storey.

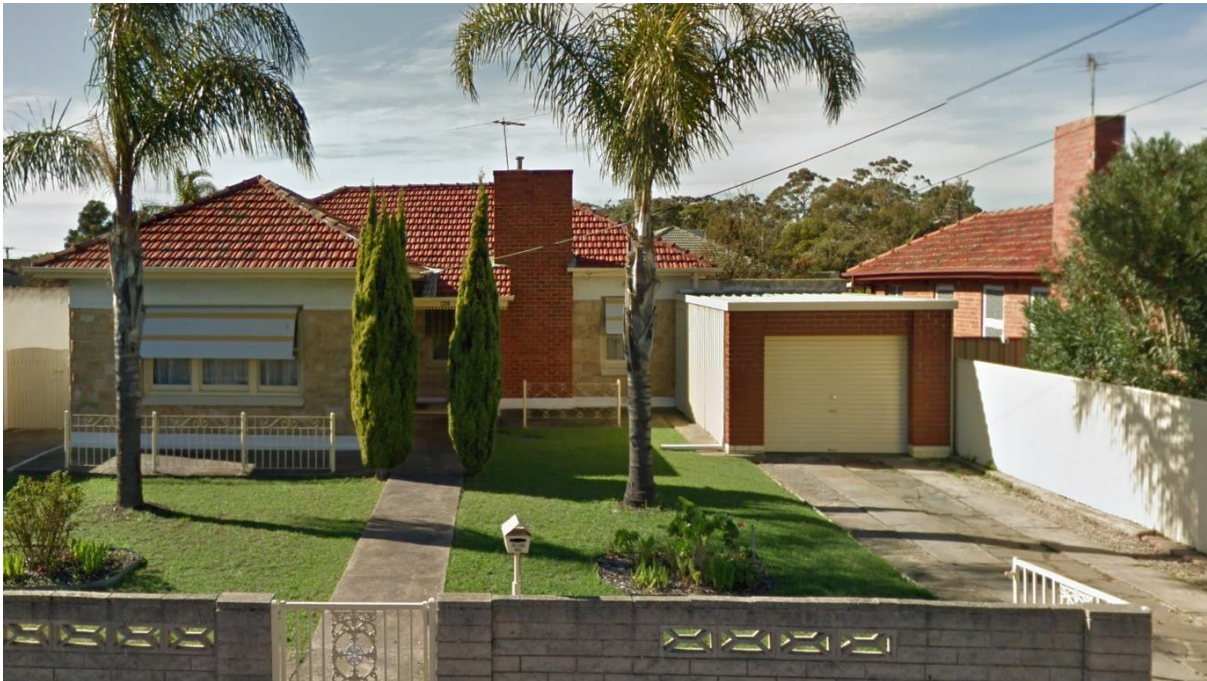
Fencing types include low front garden walls built of stone, or low, see-through front fencing.

The Zone has tree lined streets with a mixture of large mature eucalypts and small to medium size deciduous trees. Well maintained garden character. Mature vegetation in private properties. Low scale dwellings. Original housing is well setback from street and there is generally visual separation between houses.

<https://trove.nla.gov.au/newspaper/article/134205015?searchTerm=hamilton%20park%20shops>

ATTACHMENT 5

Attachment 2



128 DIAGONAL ROAD, WARRADALE
FEREDAY DESIGN TYPE B1



17 SPRUCE AVENUE WARRADALE
FEREDAY DESIGN TYPE D2

ATTACHMENT 5



14 HAMILTON AVENUE WARRADALE
FEREDAY HOUSE DESIGN TYPE G2



18 EWELL AVENUE WARRADALE
TYPE F (RED BRICK)

ATTACHMENT 5

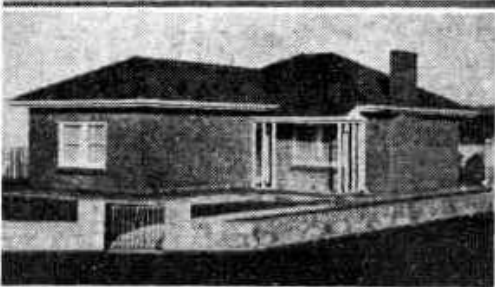
Attachment 3



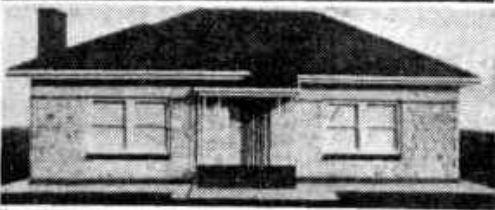
Type G.2



Type D.1



Type K



Type D.2



Type G

Photos of a selection of houses. Reading from top to bottom—Types: G.2, D.1, K, D.2, and G.



Type B.1

ATTACHMENT 5

Attachment 4



About this Document	Disclaimer
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.	While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Warradale – Area referenced in Petition

Map Width: 1085 m
Created by dev
Thursday, 6 August 2020



Boundary as
proposed in petition

Boundary as
proposed by
Andrew Jessup –
9 August 2020

Proposed Hamilton
Park Character Zone

Legend

Zone boundary

Fireday house

Amended 18/8/20

APJ 9/8/20



Planning Reforms Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200901R03

REPORT OBJECTIVE

To update members of the Urban Planning Committee on the progress of the State Planning Reforms.

EXECUTIVE SUMMARY

- Plan SA is the new name for the State Planning Department as the Department of Planning, Transport and Infrastructure has been split with the Planning portfolio now with the Deputy Premier and Attorney-General, Vickie Chapman.
- The Planning and Design Code (The Code) for Phase 2 Councils (e.g. outer metro/rural) commenced on 31 July 2020.
- On 18 August 2020, Minister for Planning and Local Government, Vickie Chapman announced that implementation of The Code for Phase 3 Councils, including the City of Marion (CoM) will be delayed to 2021 with no set date given yet. A copy of the media release is attached (Attachment 1).
- Members may wish to take this opportunity to write to the Minister for Planning and Local Government to re-iterate CoM's support for a collaborative approach to finalising The Code, taking into account the CoM suggestions for improvements.
- Following feedback from the consultation phase of The Code, Plan SA has created additional zones to better reflect the character and nature of certain existing areas within the metro Councils. The policy for a 'Hills Neighbourhood Zone', for our southern sloping areas, and a 'Existing Neighbourhood Zone' for our existing character areas, is currently being worked through by Plan SA.
- Plan SA staff have made a recommendation to the State Planning Commission regarding changes to the Employment Zone in Edwardstown to better support Council's aspirations for the area (as reflected in our submission).
- Plan SA has released a draft 'code content' document for phase 3 which outlines, for each zone, the proposed contemplated uses, zone provisions, classification tables and notification exemptions.

Public notification:

- From recently released details, CoM understands that development generally anticipated within a zone will be exempt from public notification.
- Practically speaking, by example, a majority of residential development in our existing Plains Area (the areas due to be converted to General Neighbourhood Zone) will be exempt from public notification. The only trigger for residential development to be notified would be if it is over height (9m) or is demolishing a heritage place.

RECOMMENDATION

That the Urban Planning Committee:

- 1. Recommend Council writes to the Minister for Planning and Local Government detailing the City of Marion's support for a collaborative approach to finalising the Planning and Design Code taking into account Council's practical suggestions for improvement.**

DISCUSSION

The State Government through Plan SA and the State Planning Commission have taken a three stage approach for the implementation of the new planning system.

- Phase 1 - Outback (commenced on 1 July 2020)
- Phase 2 - Rural Areas (commenced on 31 July 2020)
- Phase 3 - Urban Areas (delayed until 2021)

Phase 3 Commencement

On 18 August 2020, the Minister for Planning and Local Government, Vickie Chapman announced that implementation of the Planning & Design Code for Phase 3 Councils (including City of Marion) will be delayed to 2021 with no set date given yet. A copy of the media release is attached (Attachment 1).

Given this is likely to be at least a 4-6 month delay, Council may wish to utilise this opportunity to write to the new Minister for Planning and Local Government to offer practical suggestions for improvements to the Planning & Design Code and seek clarification on a number of matters including:

- Reiterate our desire and justification for the Marion Plains Policy Area to be translated across to the new Code and seek clarification on the engagement timeline for resolving the other matters raised in our February 2020 submission.
- Clarify what communications will be provided to our community in regards to policy changes to their areas – particularly in relation to significant changes such as public notification processes.
- Improvements to the SA Planning Portal functionality such as building inspections and compliance mechanisms.
- Request better integration of Council data to avoid duplication in records management processes.
- Plan SA to develop standardised delegations for all councils.

For example: Part of South Road, "*Edwardstown. 1 Employment Zone*" is across 2 Councils; Marion and Mitcham. An applicant would potentially be faced with one process for Marion and a different process across the road in Mitcham. This could be against the fundamental goal of improved consistency in the system.

- Ability for the portal to host public facing registers (e.g. Land Management Agreements).
- Confirmation of the functionality of performance reporting capability of the portal (e.g. number and types of applications and time taken).

Additional Residential Zones within the Code

DPTI has created two new residential zones for inclusion in the Code.

Whereas previously the existing Character Areas and the southern sloping area of Council were being considered for inclusion in the Suburban Neighbourhood Zone, each with appropriate technical and numerical variations, Plan SA has created new zones (which apply to Marion and other Council's) that better reflect the individual nature of the areas:

- Council's Character Areas (i.e. Glandore etc.) are to be placed in an "Established Neighbourhood Zone".

On 7 August 2020 a draft version of this new zone was released to Council staff to consider and provide feedback on the content to DPTI's policy staff for consideration. As the content is draft it is not yet available for external distribution.

Council staff are currently considering the draft zone.

- The southern areas of Council to be placed in a "Hills Neighbourhood Zone", which better reflects the sloping nature of the land.

The detail for this zone has not yet been released to Councils for consideration, however Plan SA has advised that it is likely that the existing slope and lot sizes (i.e. frontage widths and allotment areas) will be translated across from the current Development Plan.

Employment Zone

Plan SA was advised of Council's aspirations for Edwardstown and the need for the zone to be flexible enough to provide the opportunity for the types of future uses anticipated. A recent communication from Plan SA outlined in response to CoM's submission:

"Recommendation to create a Sub-Zone and retain Concept Plan Map Mar/9 in the Suburban Activity Centre Zone to address issues identified at Castle Plaza and adjacent area part of the existing Mixed Use Zone (Precinct 12)"

Plan SA (Code Control Group) resolved to recommend to the State Planning Commission:

- To retain the Suburban Activity Centre Zone over the whole of Mixed Use Zone, Precinct 12 (eg. no Sub-Zone to be created).
- To spatially apply the Business Neighbourhood Zone over the whole of Mixed Use Zone, Precinct 13 (proposed Suburban Main Street Zone to therefore be removed for part of this area).
- Concept Plan Map Mar/9 to be retained over both zones but with amendments to remove the spatial identification of area's 1 and 2.
- Site contamination issues to be addressed for this site and other similar sites through the application of a site contamination dataset or data layer – the EPA currently working on this data layer.

Status of Council's Submission on the Code

Refer to table in Attachment 2

Fees and Charges

A Fees and Charges table for the PDI Act covering all of the relevant assessment, referral and compliance fees has now been released by Plan SA (Attachment 3). These fees are now being used by Phase 1 and 2 Councils and will be relevant for City of Marion once Phase 3 commences.

Council, in due course, will need to consider appropriate fees for the creation and installation of public notification signage on an allotment when public notification is required.

The fees are generally more expensive in the new system, however, the impact to Council is unknown as the distribution of fees directly relies on who the relevant authority is. If an applicant goes through a private certifier, the fees will go to them.

Staff can provide more information on this through discussion if required.

Delegations and Development Notification

The LGA has commissioned Norman Waterhouse to undertake an overview and review of the Delegations required under the PDI Act and to assist Councils to develop and establish best practice templates and delegations for Council, the Panel and Assessment Manager.

Under the PDI Act, the Council is no longer the relevant authority for planning consent. Rather, 'Relevant Authorities' for planning consent are assigned under the Act and Regulations and effectively operate autonomously from the Council.

The Code (based on the form and location of development proposed) and Regulations determine the 'Relevant Authority' for each application. As such, Council is unable to direct applications to another person or body for assessment (i.e. such as delegate types of development to the Panel for consideration). Rather delegations are determined and set by each relevant authority.

Under the new system there are multiple 'Relevant Authorities' and these change based on the form of and location of development proposed.

An outline of the Relevant Authorities and the type of development typically assessed is provided below:

Relevant Authority	Type of Development Assessed	Typical Development Type
Accredited Professionals	<ul style="list-style-type: none"> Deemed To Satisfy (<i>tick-box assessment</i>) 	<ul style="list-style-type: none"> Minor buildings (sheds, verandahs, additions) Detached, Semi & Row Dwellings in zones such as General Neighbourhood Zone
Assessment Manager	<ul style="list-style-type: none"> Performance Assessed (<i>exempt from notified</i>) Deemed To Satisfy 	<ul style="list-style-type: none"> Development not listed as 'Deemed To Satisfy' and exempt from Notification (group/residential flat dwellings, small scale commercial)
Assessment Panel	<ul style="list-style-type: none"> Performance Assessed (<i>notified</i>) 	<ul style="list-style-type: none"> Development required to be notified - development typically not anticipated within the zone (i.e. commercial in residential)
State Planning Commission	<ul style="list-style-type: none"> Restricted Development 	<ul style="list-style-type: none"> Major Projects - Tonsley DA's etc
Minister for Planning and Local Government	<ul style="list-style-type: none"> Impact Assessed Development 	<ul style="list-style-type: none"> Projects of state significant - Flinders Link etc

The Planning & Design Code outlines 'Accepted Development' (Building Assessment only) and 'Deemed to Satisfy Development' (essentially a tick-box assessment), with development not listed generally considered to be 'Performance Assessed'.

All development listed as 'performance development' in the subject zone is required to undertake public notification, unless listed as 'exempt' from development.

Development anticipated within the particular zone is generally exempt from development i.e. all forms of residential development (unless exceeding a building height of 9 metres) in residential type zones is exempt from notification regardless of proposal characteristics.

Importantly, the General Neighbourhood Zone, for example, lists all forms of residential development as 'exempt' from public notification.

This means that, unlike under the existing system where the Council can choose different public notification triggers (i.e. walls on boundaries exceeding particular design parameters) and delegations (i.e. undersized allotments), development that is anticipated, regardless of the intended design/outcome, will not be notified and must be assessed by the Assessment Manager.

Additionally, accredited professionals (currently known as Private Certifiers) are also the relevant authority for *'Deemed To Satisfy'* forms of development, which in the *'General Neighbourhood Zone'* include detached, semi-detached and row dwellings.

The new system results in significant changes to who and how development is notified and assessed. It will require significant community education to make aware the changes and educate the limited scope the Council now has in relation to these matters.

A report advising Council on their delegation requirements and the intended delegations of the Panel and Assessment Manager will be provided in due course.

Attachment

#	Attachment	Type
1	Attachment 1 - Attorney-General - Media Release - Updated timeline for new planning system roll out	PDF File
2	Attachment 2 - P&D Code Issues - Current Status Updated	PDF File
3	Attachment 3 - New Fees and Charges at a Glance 280720	PDF File

Hon Vickie Chapman MP
Deputy Premier
Attorney-General
Minister for Planning and Local Government

Tuesday 18 August 2020

Updated timeline for new planning system roll out

The State Government has today announced revised timing for the implementation of the new planning and development system – across large regional towns and metropolitan areas.

Minister for Planning and Local Government, Vickie Chapman said the government was keen to ensure that implementation of this final and significant phase is done in a manner that presents users and beneficiaries of the system, with more time to understand the Planning and Design Code (The Code) and familiarise themselves with our new ePlanning system.

“Over recent months, we have been listening closely to councils, industry and the wider community, who have all urged us to move the final phase of implementation to next year.

“Over 90 per cent of development applications are lodged in the metropolitan area, so we need to take the necessary time and continue to collaborate with stakeholders and work with councils who are integral to the program’s success,” Ms Chapman said.

“At this stage of the process, it would be irresponsible for us to proceed and ignore the insight and feedback that we have received from councils and the broader community.”

“An original launch date for this final phase was anticipated to occur in September 2020; however, this was always dependent on a number of factors including the scale and complexity of submissions received during our consultation stage.”

“The final phase of PlanSA will not be introduced prior to Christmas 2020. I intend to announce a more definite date once I am fully briefed on the whole of the program.

The State Planning Commission supports the extension of time.

“The revised timeline will allow for more time for business readiness and familiarisation of the new planning and development system,” Mr Lennon said.

Since 31 July 2020, the new planning system – PlanSA – has applied across South Australia’s outback and rural areas, replacing hard copy council development plans and the manual processing of development applications. To date, 160 development applications have been successfully electronically submitted into the system.

The new planning system, an Australian first, will help shape the communities we want to live and work in, both now and into the future.

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
1	Oaklands Park PA 14 Draft PD Code: General Neighbourhood Zone City of Marion Submission: Open Space Zone	Current Residential Policy Area was created prior to the redevelopment of the locality and creation of Oaklands Wetlands. Residential development is not an anticipated or desired outcome on the site.	Plan SA Code Control Group (CCG) has resolved to recommend that the State Planning Commission <u>support</u> the proposed change in zoning from General Neighbourhood to <u>Open Space Zone</u> . <i>Council advised on 17/08/2020.</i>
2	Marion Plains Policy Area Draft PD Code: <i>Rezone to General Neighbourhood Zone</i> City of Marion Submission: <i>Rezone to Suburban Neighbourhood Zone with TNV for site dimensions to reflect existing policy requirements.</i>	GNZ provides smaller allotment dimensions than, not only those proposed by the Marion Plains Policy Area 8, but also the previous policy area that Marion Plains Policy Area superseded. Will result in greater infill Provide analysis of zone outcomes and appropriateness for particular areas within Council	CCG resolved to recommend that the State Planning Commission to retain the General Neighbourhood Zone over this Policy Area – <u>no change to zoning.</u>
3	SANZ (Laffers Triangle) Draft PD Code: Urban Neighbourhood Zone City of Marion Submission: Clarification required	Vast difference in net residential density between existing and proposed zones (min 50-70 vs 150 dwellings/ha) Unclear how 150 d/ha can be achieved with a 3 storey limitation Further consideration to the proposed desired density and/or the maximum building height/storeys is required	PlanSA to consider whether to split the zone so the TNVs can be reinstated as shown on the concept plan, rather than bringing the concept plan into the Code. Issue still under consideration
4	Industry Zone, Precinct 4 Industry (Interface) Draft PD Code: Suburban Employment Zone City of Marion Submission: Should be a 'sub-zone' of the Suburban Employment Zone which incorporates better protection.	The interface area is a transition space between heavier industry and existing residential. It is considered that Suburban Employment Zone does not afford appropriate protection to both adjacent residential land uses (within General Neighbourhood Zone) and the potential uses anticipated within the adjacent Employment Zone.	If the Code theme lead decide a subzone is needed, it will be presented to CCG for a decision. 19 June 2020 PlanSA advised that interface area is to be given further consideration No further update provided

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
5	Industry Zone, Winery Policy Area Draft PD Code: Suburban Employment Zone City of Marion Submission: Site should be a 'sub-zone' of the Suburban Employment Zone which incorporates restrictions on future use	The current Winery Policy Area 8 contains specific Principles of Development Control that limits the type (i.e. buildings for Winery and ancillary related purposes) and intensity of the use. Suburban Employment Zone does not provide specific restrictions on the type of use and likely built form outcomes.	PlanSA current thinking - given the site is already developed and the owners have existing use rights, a subzone doesn't seem warranted and the concept plan unnecessary. Any future development will be performance assessed and the 'Interface Between land Uses' policies will mitigate impacts to adjacent residential properties.
6	Dwelling site exclusivity definitions issue	<p>A 'dwelling' is not listed in the 'Class of Development' tables for DTS and 'DPF' or as an anticipated form of development in many zones.</p> <p>Case law states that, in certain circumstances, where an application for more than one dwelling is proposed, either individual titles must exist or an associated land division is required to legally define the type of dwelling to be assessed.</p> <p>Without the aforementioned requirements the dwelling can only be defined as a 'dwelling'.</p> <p>Many zones within the Code do not provide criteria in which to assess a 'dwelling' in terms of site area and dimensions.</p>	Issue resolved in Phase 2 of Code, which will carry through to Phase 3.

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
7	<p>Southern Areas of Council</p> <p>Draft PD Code: <i>Rezone to General Neighbourhood Zone</i></p> <p>City of Marion Submission: <i>Rezone to Suburban Neighbourhood Zone with TNV</i></p> <p>The southern area comprises a considerable amount of relatively steep sloping land, which could be problematic for development at a higher density.</p> <p>The Housing Diversity DPA proposed a delineation between the lesser and steeper sloping land; proposing to retain the steeper sloping land in the current <u>Hills Policy Area</u>, requiring a minimum site area of 700m². A new <u>Foothills and Seaside Policy Area</u> was proposed for the lesser sloping land allowing allotments of between 300m² and 400m² to be created, dependent on the grade of slope of the land.</p>	<p><u>General Neighbourhood Zone</u> – Initially - covering whole of southern area Not supported by Council</p> <p><u>Suburban Neighbourhood Zone</u> December 2019 – (DPTI/Commission) - covering whole of southern area Would provide opportunity for TNV to reflect proposed <u>Foothills and Seaside Policy Area</u> having better consideration of sloping land Partly supported by Council</p> <p>March 2020 DPTI advised that lesser sloping areas (near Seacombe Road) are to be transitioned to <u>General Neighbourhood Zone</u> and steeper land to be transitioned to <u>Suburban Neighbourhood Zone</u></p>	<p>Plan SA advised State Planning Commission will transition Southern areas to a newly created Hills Neighbourhood Zone.</p> <p>Zone likely to reflect existing dimensions and provide additional policy relating to sloping nature of land.</p> <p>Detail yet to be created/ released for consideration.</p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
8	<p>Castle Plaza:</p> <p>Draft PD Code:</p> <ul style="list-style-type: none"> Mixed Use Zone (no precinct) to Suburban Activity Centre Zone Mixed Use (PA 12 Castle Plaza Environmental Assessment Area) to Suburban Main Street Zone Mixed Use (PA 13 Limited Residential Development) to Suburban Business and Innovation Zone <p>City of Marion Submission: Seek amendment to reflect current requirements:</p>	<p>The current Zone incorporates a Concept Plan which provides guidance and direction for the Castle Plaza precinct in relation to the types and location of desired development.</p> <p>The proposed Zones do not provide the same level of detail and do not appropriately reflect the desired outcomes for the zone. Refer also to Item 16 (Spatial Map Zone and Overlay Issues)</p>	<p>Recommendation to create a Sub-Zone and retain Concept Plan Map Mar/9 in the Suburban Activity Centre Zone to address issues identified at Castle Plaza and adjacent area part of the existing Mixed Use Zone (Precinct 12).</p> <p>CCG has resolved to recommend that the State Planning Commission:</p> <ul style="list-style-type: none"> To retain the Suburban Activity Centre Zone over the whole of Mixed Use Zone, Precinct 12 (eg. no Sub-Zone to be created) To spatially apply the Business Neighbourhood Zone over the whole of Mixed Use Zone, Precinct 13 (proposed Suburban Main Street Zone to therefore be removed for part of this area) Concept Plan Map Mar/9 to be retained over both zones but with amendments to remove the spatial identification of area's 1 and 2. Site contamination issues to be addressed for this site and other similar sites through the application of a site contamination dataset or data layer – the EPA currently working on this data layer. <p><i>Council advised on 17/08/2020.</i></p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
9	Regional Activity Zone (Tonsley and Laffer's Triangle) Draft PD Code: Innovation Zone City of Marion Submission: Include existing Concept Plans	<p>The current Zone relies on the Concept Plan Maps 7 and 8 to guide the location, form and outcome of future development.</p> <p>The proposed new Innovation zone does not have this level of detail, and it is unclear if the Concept Plan will be incorporated into the P&D Code.</p>	<p>Recommendation to retain Concept Plan Mar/8 for Tonsley, Urban Neighbourhood Zone to replace the Innovation Zone (suggested by PEET) for the 'Regional Activity Transition Area' of the Concept Plan area and Sub-Zone to be created to address current restricted pathway in the Innovation Zone for shops larger than 500m2.</p> <p>CCG has resolved to recommend that the State Planning Commission resolved:</p> <ul style="list-style-type: none"> • To retain Concept Plan Map Mar/8. • To change the zoning of 'Regional Activity Transition Area' identified on Concept Plan Map Mar/8 to Urban Neighbourhood Zone • Sub-Zone to be created in the Innovation Zone to address retail issues (earlier decision of CCG). <p><i>Council advised on 17/08/2020.</i></p>
10	LCe Zone / NCe Zone Draft PD Code: Suburban Activity Centre Zone City of Marion Submission: Further guidance required	<p>'Dwellings' are not listed as restricted development Preservation of the intent of the Local and Neighbourhood Centre Zones. By removing dwelling from the restricted development list, unless in conjunction with non-residential development, there is the opportunity for all centres to be developed for residential purposes.</p>	<p>This issue has been logged in Plan SA's 'Code issues register' and is a Code theme lead decision.</p> <p>No formal position from Plan SA has been provided to Council.</p>
11	Hallett Cove District Centre Zone Draft PD Code: Suburban Activity Centre Zone & Community Facilities Zone City of Marion Submission: Further guidance required	<p>Dwellings' are not listed as restricted development Preservation of the intent of the District Centre Zone. By removing dwelling from the restricted development list, unless in conjunction with non-residential development, there is the opportunity for all centres to be developed for residential purposes.</p>	<p>This issue has been logged in Plan SA's 'Code issues register' and is a Code theme lead decision.</p> <p>No formal position from Plan SA has been provided to Council.</p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
12	Mineral Extraction Zone Hills Face Zone Draft PD Code: Resource Extraction Zone Hills Face Zone City of Marion Submission: Introduce the current non-complying development list as restricted development Prescribed mining operations should be included in Deemed to Satisfy development	To prevent unreasonable development of these parcels in the future and to allow the anticipated development to be streamlined through the assessment process.	<p>Been logged in the Code issues register and is a Code theme lead decision.</p> <p>No formal position from Plan SA has been provided to Council.</p>
13	Community Zone + Recreation PA 22 Draft PD Code: Community Facilities Zone & Recreation Zone City of Marion Submission: Increase scope of development listed in Procedural Matters table which is to be exempt from requiring public notification.	To allow anticipated development within this zone to be streamlined through the assessment process. New Zoning identifies all development on sites adjacent a different zone and all other code assessed development requiring notification. Notification for minor works such as retaining walls, small outbuildings, structures envisioned for the zone is considered to be unnecessary and onerous.	<p>More envisaged land uses were added to these zones as an update to the Phase 2 Code.</p> <p>These changes will follow through to the Phase 3 Code.</p>
14	Racecourse (Morphettville) Zone Draft PD Code: Recreation Zone City of Marion Submission: Include existing unique provisions	Current Zoning provides specific provisions which relate to this unique use that should be included in a sub-zone to the Recreation Zone.	<p>Plan SA has sought CoM assistance in providing policy for a sub-zone.</p> <p>Administration has provided policy for a sub-zone that reflects the policy currently included in the Racecourse (Morphettville) Zone.</p>
15	Metropolitan Open Space System (MOSS) Draft PD Code: Open Space Zone City of Marion Submission:	<p>The MOSS designation is referred to in the Native Vegetation Act when defining locations where the act applies for native vegetation protection.</p> <p>Open Space Zone seems to result in a break from the Native Vegetation Act, thereby losing the protection</p> <p>Open Space seems to lose the function of the MOSS zone and linear corridors</p>	<p>This issue has been logged in Plan SA's 'Code issues register' and is an issue raised by many councils.</p> <p><i>Minister Speirs has sought amendments to the Native Vegetation Act to recognise the amended zoning and retain the status quo.</i></p> <p><i>A report on the matter was considered at the 25 August 2020 General Council meeting, where support in principle for the proposed changes to the Act was adopted.</i></p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
16	Spatial Map Zone and Overlay Issues	<p>The State Heritage Place Overlay for the Sturt triangle is larger than the current allotment where the Heritage Places are contained</p> <p>The proposed spatial mapping boundaries provided for the new Zones at Castle Plaza are not consistent with the existing Precinct boundaries illustrated within the Development Plan.</p>	<p>Plan SA advise that this issue should be resolved with the new Heritage Adjacency Overlay. The State Heritage (and Local Heritage) Place Overlay applies to the whole allotment the site is on.</p> <p>No proposed Overlay or supporting documentation has been provided to Council for consideration.</p>
17	Urban Corridor (Marion Road) Draft PD Code: <i>Rezone to Residential Zones (various)</i> City of Marion Submission: <i>Rezone to Urban Corridor Zone</i>	<p>Council seeks for the allotments originally identified within the Housing Diversity DPA (Part 2) to form part of an Urban Corridor Zone along Marion Road to be transitioned to an <u>Urban Corridor Zone</u> as part of the transition to the new Code, as these areas have already been consulted on and agreed by Council and the Minister.</p>	<p>Plan SA advise that allotments identified as having potential to be included within an 'Urban Corridor' are unlikely to change as they were not adopted as part of the Housing Diversity DPA and not initially proposed in the Code.</p>
18	Car Parking - Reduction in on-site and on-street requirements Draft PD Code: Reduction in on-site and on-street requirements City of Marion Submission: Seek amendment to reflect current requirements: <ul style="list-style-type: none"> • 2 car parking spaces - up to 3 bedrooms • 3 car parking spaces - 4 or more bedrooms • 1 space must be, or can be, covered. • group and residential flat buildings - 1 additional visitor space per 3 dwellings <p>1 on-street parking space per 2 proposed dwellings (minimum 6 metres in length)xx</p>	<p>Will result in an increase in existing on-street parking and access issues. PD Code =</p> <ul style="list-style-type: none"> • 1 car parking space - up to 2 bedrooms • 2 car parking spaces - 3 or more bedrooms • 1 space must be, or can be, covered. • group and residential flat buildings - 1 additional visitor space per 3 dwellings <p>1 on-street parking space per 3 proposed dwellings (minimum 6 metres in length)</p>	<p>Plan SA advise that the issue has been logged in the issues register and is a theme lead decision across Phase 3 Councils.</p> <p>Plan SA has previously communicated that <u>car parking rates are unlikely to change.</u></p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
19	Urban Design Standards (Residential Design)	<p>The Code significantly reduces the existing localized design criteria found within specific Policy Area Desired Characters and Principles of Development Control.</p> <p>This potentially will result in a system with less assurance that built form is of a high quality design and fits or improves its locality.</p>	<p>Plan SA has commented that there are sufficient design standards in the new Code.</p> <p>Local Design Review Scheme has been released for consultation.</p> <p>The Design Review is an independent evaluation process where a panel of built environment experts review the design quality of a development proposal before it is lodged for assessment.</p>
19	Design Guidelines	<p>Provide a statutory document (i.e. Design Standards/Guidelines) which provides guidance on the types of high quality design outcomes desired for infill/small scale residential development</p> <p>To be included as a supplementary <u>visual</u> guideline document to clarify criteria outlined in the Code</p>	<p>Plan SA has commented that this could be considered.</p> <p>As above</p>
20	Character Area Statements Draft PD Code: Character Area Statements generally not included within the Code (except for Character Areas) City of Marion Submission: Inclusion of existing detailed Principles and Policies and relevant sections of Desired Character to be included within Character Area Statements	<p>The Character Area Statements released by the Commission contain an attribute table which provides guidance as to the valued character attributes sought by new development.</p> <p>Whilst the attributes table provides guidance, there are no provisions to ensure new development is designed to reflect the desired character.</p>	<p>Character Area Statements to be kept for Character Areas but not for other Zones.</p> <p>Inclusion of detailed Principles and Policies within the Code, by way of sub-zone or Technical & Numerical Overlay which contains design requirements, considered adequate.</p> <p>Character Areas are now to be placed within the newly created 'Established Neighbourhood Zone'</p>
21	Flooding Overlay/General Policies Draft PD Code: Information included relating to flooding (including Hazards Overlay) City of Marion Submission: Inclusion of existing detailed flood data to be included in Code	<p>Council has undertaken extensive flood inundation studies and developed policies and principles to ensure potential flood inundation on future development is appropriately mitigated.</p> <p>The current Development Plan, as recently amended, reflects the outcomes of the studies.</p> <p>Council's existing flood inundation studies recommend mitigations solutions that contradict the general requirements of the Code.</p>	<p>Council has provided Plan SA with flood study information for consideration for inclusion into the Code.</p> <p>Plan SA has advised, given complexity of issues, they will discuss further with Council's.</p>

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
22	Stormwater/Retention Tanks Draft PD Code: General reduction in on-site retention City of Marion Submission: Policies within the Code should be amended to include larger retention requirements	Code to provide minimum tank capacities determined by the size of an allotment, not the form/size of development proposed. Proposed reduction in on-site retention is not appropriate, and policies within the Code should be amended to include larger retention requirements.	Plan SA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.
Gen. Issues	What constitutes a 'Minor Variation'	It is unclear what constitutes a 'minor' variation. Under the current planning system there is limited direction as to what can be considered a 'minor variation' and subsequently what is 'minor' is interpreted differently.	Plan SA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.
Gen. Issues	Landscaping	Minimum deep soil areas are only relevant to development of four or more storeys. Residential development of three storeys or less refers only to minimum 'areas for soft landscaping', which may be poorly defined and does not guarantee deep soil areas suitable for larger tree growth and appropriate streetscapes.	Plan SA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.
Gen. Issues	Public Notification and general Code drafting errors	It is noted the Planning & Design Code includes multiple drafting errors within the Zone Performance Assessed Tables and Public Notification Tables. These tables reference incorrect (or non-existent) Deemed to Satisfy Provisions/ Performance Outcomes, and in some cases refer to different zones entirely.	Plan SA has released a draft 'code content' document for Phase 3 which outlines, for each zone, the proposed contemplated uses, zone provisions, classification tables and notification exemptions. Public notification: From recently released details, CoM understands that development generally anticipated within a zone will be exempt from public notification. Importantly, the General Neighbourhood Zone, for example, lists all forms of residential development, regardless of the intended built form or block dimensions, as 'exempt' from public notification.

P & D Code Issues – Current Status (25 August 2020)

Issue No.	Issue Description Draft PD Code Treatment Proposed City of Marion Treatment	City of Marion Policy Comment	Current Status (As understood by City of Marion as of 25 August 2020)
Gen. Issues	Overshadowing	Whilst the Code has provision for consideration of Overshadowing, assessment of dwellings (Deemed to Satisfy and Performance Assessed) within the General Neighbourhood Zone seems to omit any assessment requirement.	Plan SA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.
Gen. Issues	Site Contamination Overlay	General policies be enhanced to take into consideration issue of potential contamination which arise but are not subject to a formal contamination register or audit process.	PlanSA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.
Gen. Issues	Other	In relation to the proposed Open Space Zone and the Conservation Zone: <ul style="list-style-type: none"> Native Vegetation recognition should be included across these Zones for the purposes of protecting the coastal/natural environment and to be made consistent with Council's records. Sloping Land Overlays (or relevant policy) should be included across these Zones for the purposes of protecting the coastal/natural environment and the natural topography. The Restricted Development list for these Zones has been significantly reduced 	PlanSA advise that the issue has been logged in the issues register. No formal position from Plan SA has been provided to Council.

New Fees and Charges at a Glance



Lodgement Fees

Fee Name	PDI Act Fee
Electronic Lodgement	\$177
Hard Copy Lodgement (processing fee)	Additional \$80
Payable following the verification of the first consent on receipt of invoice.	

Assessment - Planning Fees

Fee Name	PDI Act Fee
Deemed-to-Satisfy (\leq \$10,000 development cost)	\$127
Deemed-to-Satisfy ($>$ \$10,000 development cost)	\$210
Performance Assessed	\$250 or 0.125% development cost up to a maximum of \$200,000, whichever is greater
Impact Assessed (Restricted)	0.25% of the total development cost up to \$300,000, whichever is greater
Impact Assessed (EIS) Declaration	\$1,750
Impact Assessed (EIS) Assessment	0.25% development cost up to a maximum of \$500,000
Crown Development	0.25% development cost up to a maximum \$300,000
Payable following verification of the Planning Consent (and/or other consents from the same authority) on receipt of invoice.	

Assessment - Land Division Fees

Fee Name	PDI Act Fee
Assessment (4 or less lots with no public road)	\$175
Assessment (5 or more lots and/or a public road) (fee to Council)	\$175, plus \$16 per additional allotment
Statement of Requirements (fee to Council)	\$200
Land Division Certificate (includes certificate, consultation report) (fee to DPTI)	\$1,028
Payable following verification of the Land Division Consent (and/or other consents from the same authority) on receipt of invoice. NOTE: Land division certificate fees are paid after applying for the land certificate.	

Referral Agency Fees

Standard fee for most referrals of \$398 with some variations to the Environment Protection Authority, Native Vegetation, SA Housing Authority and Technical Regulator.
Payable following a referral being raised by the relevant authority on receipt of invoice.

Assessment - Building Fees

Fee Name	PDI Act Fee
Building Assessment – Class 1 (typically houses)	0.25% development cost, minimum \$450
Building Assessment – Classes 2-9 (e.g. Apartments, commercial, industrial buildings)	Up to and including \$20,000 development cost \$670 Greater than \$20,000 up to and including \$200,000 development cost \$670 plus 0.4% over \$20,000 Greater than \$200,000 up to and including \$1M development cost \$1390 plus 0.25% over \$200,000 Greater than \$1M development cost \$3,390 plus 0.15% over \$1M
Building Assessment – Class 10 (non-habitable structures e.g. sheds or carports)	0.25% development cost, minimum \$130
Building Assessment (Demolition)	\$145
Issue Essential Safety Provision (Class 2-9 commercial)	\$240
Change of Classification	\$170
Referral to Commission (Concurrence)	\$345
Referral to Commission (Opinion)	\$345
Payable following verification of the Building Consent (and/or other consents from the same authority) on receipt of invoice.	

Compliance Fees

Fee Name	PDI Act Fee
Certificate of Occupancy (To Council or Certifier)	\$50
Class 1 (e.g. houses) inspection	\$240
Swimming Pool inspection	\$240
Class 10 $>$ \$10,000 Class 10 \leq \$10,000 Basic compliance fee	\$80 \$0
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	0.075% development cost, minimum \$240, maximum \$2,500
Payable following verification of the Building Consent if Council or the Council Assessment Manager is the relevant authority. If the relevant authority is an Accredited Professional then it is payable prior to the granting of Development Approval. An invoice will be raised in the PlanSA online system for payment. NOTE: Certificate of Occupancy fees can be paid when applying for building consent or post development approval when an application for the certificate is received.	

Payment can be made via credit card in the system or in person at the relevant authority selected to undertake the assessment.

www.plan.sa.gov.au | DPTI.PlanSA@sa.gov.au | PlanSA Service Desk 1800 752 664

REPORTS FOR NOTING

Development Plan Amendments Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200901R04

REPORT OBJECTIVE

To provide Members an update on all active Development Plan Amendments (DPAs)

EXECUTIVE SUMMARY

The Development Plan Amendments and their current status is outlined in Attachment 1.

RECOMMENDATION

That the Urban Planning Committee notes this report.

DISCUSSION

Council is monitoring five key Development Plan Amendments (DPAs) across two categories.

Ministerial-Initiated DPAs

- Morphetville Racecourse Ministerial DPA - **Process Completed**
- Lonsdale Residential DPA - **Process Completed**

The amendments proposed by the above DPAs are now consolidated into Council's Development Plan and no further consideration or response is required.

- Oaklands Park Renewal Development Plan Amendment (DPA)
(not yet formalised or released for consultation)

Council-Initiated Development Plan Amendments

- Housing Diversity DPA (Parts 1 & 2)
- Seacliff Park Residential & Activity Centre DPA (Cities of Marion and Holdfast Bay)

Attachment 1 summarises the current status of the above Development Plan Amendments.

With the Planning and Design Code still evolving following consultation, the transition plan for zones created by the DPAs outlined in this report, into the Code, are still being considered by PlanSA.

With the commencement of Stage 2 of the Code and a recent reshuffle of the State Cabinet now formalised, PlanSA and the Commission are shifting greater focus on addressing zoning issues and submissions for Stage 3 Councils. Administration is working with PlanSA to ensure an appropriate transition. The Planning Minister is yet to confirm a date or time frame for the process of transitioning to the new Code for Stage 3 Councils.

Attachment

#	Attachment	Type
1	Development Plan Amendments in progress - UPC - September 2020	PDF File

Development Plan Amendments in progress

Ministerial-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Status
<p><i>Morphettville Racecourse Ministerial DPA</i></p> <p>The South Australian Jockey Club seeks to redevelop surplus land on the northern part of the racecourse for a mixed use development including residential, retail and commercial land uses.</p> <p>Development will involve land located in both the City of Marion and the City of West Torrens.</p>	<p>Council provided a response to the Minister during the public/agency consultation period in 2017.</p> <p>The Minister approved the DPA on 7 May 2020 and it is now consolidated into Council's Development Plan.</p> <p>The Environment Resource and Development Committee of Parliament sought Council's comment (if any) on the final version of the DPA.</p> <p>Council provided comment to the ERDC regarding potential traffic issues in the local streets and opportunity for recreational open space within the racecourse land to supplement the Plympton Sports Club</p> <p>The ERDC suggested that the Minister consider including policy ensuring clarity in respect of minimising traffic impacts on local roads to the east of the site. (refer to Attachment 2)</p> <p>The Minister agreed to the recommended changes to the Development Plan and the changes have subsequently been consolidated into the Development Plan.</p> <p>DPA process completed</p> <p>The amendments proposed by the DPA are now consolidated into Council's Development Plan</p> <p>No further consideration or response is required.</p>
<p>Lonsdale Residential DPA</p> <p>The DPA relates to a vacant 12 ha site in Hallett Cove/ Lonsdale (located in Marion and Onkaparinga Councils). The land previously acted as a buffer between industrial uses (in particular the former oil refinery) to the south and residential development to the north in Hallett Cove.</p>	<p>Council considered and resolved to support the DPA on 10 December 2019.</p> <p>The State Planning Commission was advised of this resolution.</p> <p>The Minister approved the DPA on Thursday 9 July 2020 and it was subsequently consolidated into the Development Plan.</p>

Development Plan Amendments in progress

Development Plan Amendment (DPA)	Status
<p>With the closure of the refinery it is proposed to rezone the land for residential purposes, to expand on residential development to the north. The land is proposed to become Residential Zone / 'Lonsdale Policy Area 9'</p> <p>The DPA examined the range and degree of potential interface impacts and considered appropriate policy responses to mitigate any impacts.</p>	<p>The Environment Resource and Development Committee of Parliament sought Council's comment (if any) on the final version of the DPA.</p> <p>Council provided comment to the ERDC regarding proposed allotment sizes and minimum car parking requirements (policy on both matters had been changed since the version put out on notification, seemingly to reflect the P&D Code).</p> <p>The ERDC has advised the Minister that no changes were required to the DPA.</p> <p>DPA process completed</p> <p>The amendments proposed by the DPA are now consolidated into Council's Development Plan</p> <p>No further consideration or response is required.</p>
<p>Oaklands Park Renewal Development Plan Amendment (DPA)</p> <p><u>(yet to be formalised and placed on consultation)</u></p> <p>The subject area/project was previously to be established and developed as a 'precinct' under the Urban Renewal Act 1995.</p> <p>The State Government has recently decided to rezone the subject land (via the DPA process) to an 'Urban Renewal Neighbourhood Zone/Master Plan Infill Policy Area'</p> <p>The DPA is to be fast tracked under the Development Act. Policy is likely to reflect that proposed under the P&D Code.</p>	<p>Council is liaising with PlanSA and the other parties on the policy for the DPA.</p> <p>Council has previously undertaken an infrastructure agreement relating to the project area with the relevant parties.</p>

Development Plan Amendments in progress

Council-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Status
<p><i>Seacliff Park Residential & Centre DPA (Cities of Marion & Holdfast Bay)</i></p> <p>The DPA proposes to create a Suburban Neighbourhood zone to facilitate the appropriate development of a site on Scholefield Road Seacliff Park for a neighbourhood activity centre, medium density residential development and open space.</p>	<p>The DPA was approved by the Cities of Marion and Holdfast Bay and was forwarded to the Minister/PlanSA (formerly DPTI) for Approval in February 2020.</p> <p>A Stormwater Infrastructure Deed between the two Councils and the Seacliff Group (owner of the land) was forwarded with the DPA.</p> <p>PlanSA are still reviewing the DPA and are liaising with the Department of Energy and Mining.</p> <p>PlanSA are also still awaiting confirmation of financial commitments for the haul road relocation and intersection upgrade.</p> <p>The resolution of a number of associated matters (Transfer of lease over land to be transferred to Seacliff Group, future road reserve ownership etc.) are being worked through with Council.</p> <p>Once the above matters have been addressed PlanSA will finalise its comments on the document and forward it to the Minister for consideration and approval.</p> <p>As above as at 13 Aug 2020</p>
<p>Housing Diversity DPA (Parts 1 and 2)</p> <p>The proposed DPA reviews the residential densities envisaged in the existing Policy Areas of the</p> <p>Residential Zone to assess opportunities for increased housing diversity/density, and to identify areas that warrant preservation, including Character areas.</p>	<p><u>Part 1</u> was approved by the Minister in August 2019 prior to the release of the Draft P&D Code.</p> <p><u>Part 2</u> is on-hold pending the P&D Code. Some of the proposed amendments may be transitioned across to the Code as part of the initial transition process, others may require Council to undertake a Code Amendment process once the Code is operational.</p> <p>PlanSA have so far commented that the proposed Marion Road Urban Corridor component is not being transitioned to the Code and is likely to remain predominantly in a residential type zone for at least the short term. This amendment is likely to require a future Code Amendment to be undertaken.</p>

Development Plan Amendments in progress

Development Plan Amendment (DPA)	Status
	<p>PlanSA/The Commission is currently working through a new zone (Hills Neighbourhood Zone) for the suburbs south of Seacombe Road. This new zone will potentially result in some of the changes sought in the HDDPA. Council has no detail at this time as the policy is still being formulated</p> <p>PlanSA/The Commission is also working through a new zone (Established Neighbourhood Zone) for the areas currently covered by the Residential Character Policy Area.</p> <p>As above as at 13 Aug 2020</p>

WORKSHOP / PRESENTATION ITEMS - Nil

OTHER BUSINESS

MEETING CLOSURE