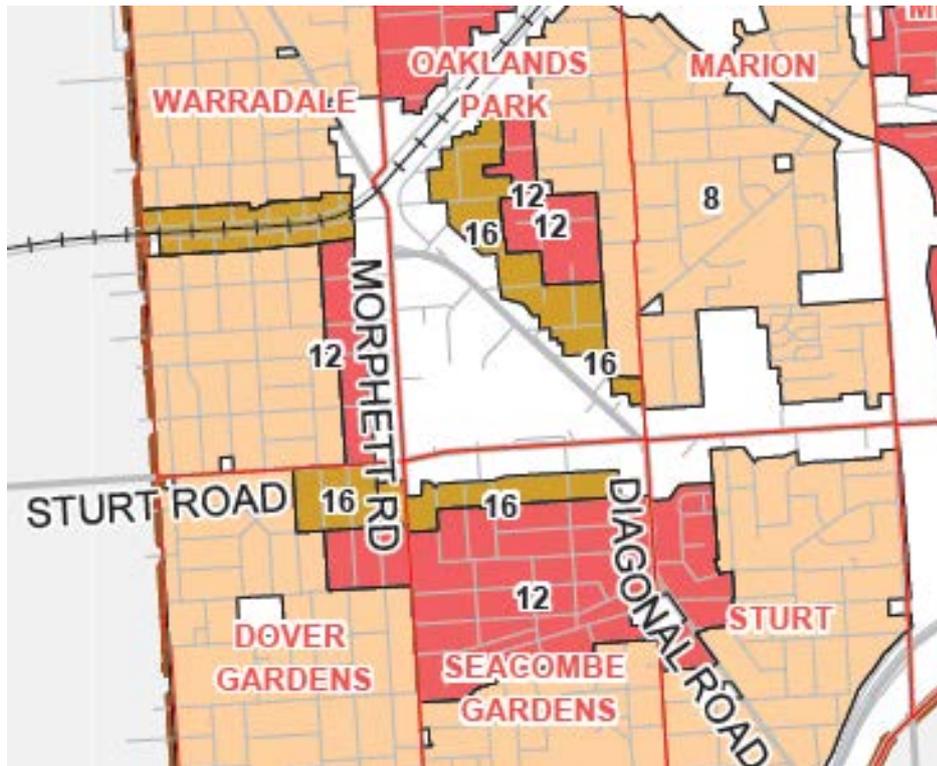


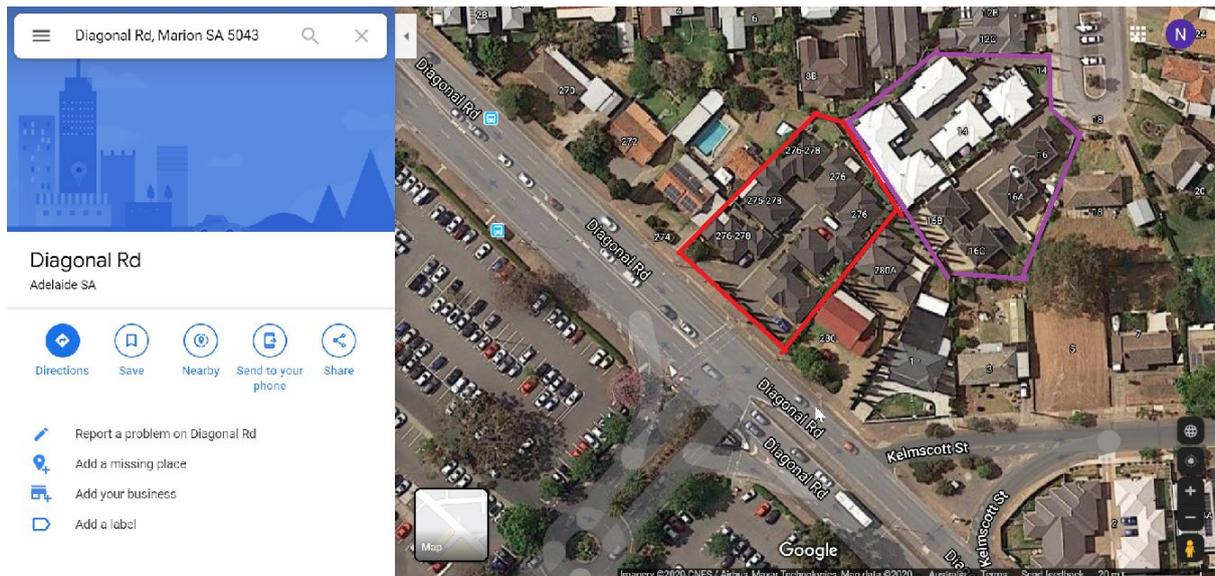
My name is Councillor Nathan Prior and I represent the Warracowie Ward in the City of Marion.

This is my feedback regarding the area surrounding Marion Shopping Centre which is currently zoned Regeneration Policy Area 16 and Medium Density Policy Area 12. The current density increase in this area is occurring purely by block subdivision. I could list numerous reasons why the current residents do not want this zoning to remain but I will leave that to others as I don't believe that constitutes a suitable planning argument. What I would like to discuss is the future of this area, somewhere near 10 plus years when the developers have picked up and moved on because there are no more blocks to subdivide.



In the new Marion Development Plan part of this area on the fringe of Marion Shopping Centre, has changed to Suburban Activity Node Zone (SANZ) where we (the council) want developers who are looking to amalgamate blocks and create more of an apartment style of living. This is replacing regeneration and medium density policy areas and we believe this will yield a better form of development for this area.

I would argue that leaving the current Regen and Medium Density Policy Areas directly abutting the SANZ would reduce future development options for this area which contradicts the 30 year plan for Adelaide. I use for example the development at 276-278 show in the image below. Firstly this block has now has on it 7 single story 2 bedroom 2 bathroom residences. This block was developed recently (in building terms) and so it is unlikely this block would come up for redevelopment for 40 odd years. I believe that this was a missed opportunity and has been underdeveloped. This block is located within the SANZ (obviously developed before this zone was changed) but this block was developed now, planning policy would argue significantly greater development for this block. We should try to avoid this underdevelopment in the future.



The second point here is the blocks directly behind the block in question, which in this case have also been developed recently. Both these areas could have been combined to create a superblock which potentially could house apartments but owing to the multiple titles which are now on the land this is very unlikely to occur in any reasonable timeframe.

With these two developed areas in mind, the zone behind the SANZ should not be left as regeneration or medium density. It should be left with reasonable block sizing to facilitate future combination of lots to build larger scale high density residential developments. In the future when all the blocks within the current SANZ have been developed the plan is to roll that zoning out one block further into the suburb, a plan which will be pointless if all the blocks in that area have been developed within the regen zone, leaving any potential developer the task of amalgamating tiny blocks to reach a suitable large scale block. The other factor here is market forces. At the moment developers are building smaller and smaller footprint three bedroom houses and the market is buying them because there is nothing else on offer in this area. I believe that if someone were to offer an apartment style complex in this area then the market 'needle' would shift and this would become the norm and the small blocks would be less enticing. We need policy to assist in this transition by removing the potential for a developer to do an easy 1 into 3 and make them build the style of building that the 30 year plan calls for. This is not smaller and smaller three bedroom townhouses.

Thankyou for your time and if you have any further questions or need any clarification please contact me at [REDACTED] or on [REDACTED]