

**PROPOSAL TO INITIATE AN AMENDMENT TO THE
PLANNING & DESIGN CODE**

**Southern Suburbs Residential Policy - Code
Amendment**

By Marion Council



(Signature Required)

Marion Council *(the Proponent)*

Date: 16 September 2021

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.



MINISTER FOR PLANNING AND LOCAL GOVERNMENT

Date: 11 February 2022

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1. INTRODUCTION

The Proponent (Marion Council) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located in the suburbs of Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area).

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent is the council for the whole of the Affected Area.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1. Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements Act.
- 1.1.2. The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under section 73(7).
- 1.1.3. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:
 - a) David Melhuish, Senior Policy Planner
 - b) david.melhuish@marion.sa.gov.au
 - c) 08 83756721

and/or

- a) Warwick Deller-Coombs, Manager Development & Regulatory Services
- b) Warwick.deller-coombs@marion.sa.gov.au
- c) 08 8375 6665

1.1.4. The Proponent intends to undertake the Code Amendment by:

a) utilising professional expertise of employees of the Proponent including:

Planning Practitioners

- David Melhuish, Senior Policy Planner – MPIA
- Warwick Deller-Coombs, Manager Development and Regulatory Services – MPIA
- Alex Wright, Team Leader Planning – Planning Level 1

Community Engagement

- Communications Department
- Community Engagement Coordinator

1.2. Rationale for the Code Amendment

In transitioning to the Planning and Design Code, much of Marion Council's southern suburbs have been rezoned to Hills Neighbourhood Zone (HNZ) and some to the Suburban Neighbourhood Zone.

Although the Hills Neighbourhood Zone recognises the sloping nature of the land, the site dimensions and slope gradients require further consideration. At this stage the site dimensions reflect those of the 5 different Residential Zone Policy Areas under the former Development Plan.

Retaining the varying allotment sizes associated with the different former policy areas (although a hybrid version that misses out on some criteria has been used in the Code) on land that has similar topographical characteristics, whilst using the same slope gradient parameters for all, lacks consistency in opportunity for redevelopment.

Also some of the changes brought in by the Code do not reflect what has actually been developed and greatly reduces development potential.

The most appropriate site dimensions and spread of gradient parameters requires further consideration.

The former Southern Policy Area and former Cement Hill Policy Area have been transitioned to the Suburban Neighbourhood Zone, which has no slope related policy. These two policy areas share similar topographical characteristics to the other three policy areas that have been included in the Hills Neighbourhood Zone so should be considered for this zone also.

Undertaking a Code amendment will also give Council an opportunity to analyse other policy issues such as appropriate dimensions for boundary setbacks and private open space which are potentially problematic for sloping land (as introduced by the Code).

Much of the housing stock in the older established suburbs in Marion's south (Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs) have reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents. Many comprise small houses on larger than average allotments.

The current minimum site areas of 700m²/900m²/1100m² do not provide opportunity for subdivision/redevelopment to occur.

Council is therefore seeking that those southern residential areas recently rezoned to the Suburban Neighbourhood Zone (former Southern Policy Area 18 and Cement Hill Policy Area 10) be transitioned to the Hills Neighbourhood Zone and that one set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) that provides opportunity for subdivision/redevelopment to occur in appropriate locations.

2. SCOPE OF THE CODE AMENDMENT

2.1. Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land in the suburbs of Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park within the City of Marion, as shown in the map in **Attachment A**.

2.2. Scope of Proposed Code Amendment

Area 1 – Darlington, Marino, Seacliff Park, Seacombe Heights, Seaview Downs (former Hills Policy Area 11 under Development Plan)

Current Policy	Hills Neighbourhood Zone
	<p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Affordable Housing • Hazards (Flooding General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) • Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m) • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site

	<p>gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)</p> <ul style="list-style-type: none"> • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm)
Amendment Outline	<ul style="list-style-type: none"> • Review minimum allotment dimensions to allow opportunity for subdivision/redevelopment to occur on appropriate sites within appropriate locations. • One set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) • Analyse Hills Neighbourhood Zone policy to ensure appropriateness for sloping land
Intended Policy	<ul style="list-style-type: none"> • TNVs in regard to Hills Neighbourhood Zone will be reviewed with the intention to produce appropriate minimum allotment dimensions with one set of consistent and appropriate slope related policy within the entire zone • Hills Neighbourhood Zone policy to be reviewed to ensure appropriateness for sloping land

Area 2 – Sheidow Park

(former Worthing Mine Policy Area 20 under Development Plan)

Current Policy	<p>Hills Neighbourhood Zone</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Affordable Housing • Hazards (Flooding General) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m) • Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m) • Gradient Minimum Frontage (Row) (Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 15m; 1-in-8 to 1-in-4 is 18m; greater than 1-in-4 is 18m)
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	<ul style="list-style-type: none"> • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm) • Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm) • Gradient Minimum Site Area (Row) (Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 450sqm; 1-in-8 to 1-in-4 is 540sqm; greater than 1-in-4 is 540sqm)
Amendment Outline	<ul style="list-style-type: none"> • Review minimum allotment dimensions to allow opportunity for subdivision/redevelopment to occur on appropriate sites within appropriate locations. • One set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) • Analyse Hills Neighbourhood Zone policy to ensure appropriateness for sloping land
Intended Policy	<ul style="list-style-type: none"> • TNVs in regard to Hills Neighbourhood Zone will be reviewed with the intention to produce appropriate minimum allotment dimensions with one set of consistent and appropriate slope related policy within the entire zone • Hills Neighbourhood Zone policy to be reviewed to ensure appropriateness for sloping land

Area 3 – Hallett Cove

(former Foothills and Seaside Policy Area 23 under Development Plan)

Current Policy	<p>Hills Neighbourhood Zone</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 45 metres) • Affordable Housing • Hazards (Flooding Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m)
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	<ul style="list-style-type: none"> • Maximum Building Height (Levels) (Maximum building height is 2 levels) • Gradient Minimum Frontage (Detached) (Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m) • Gradient Minimum Frontage (Semi-detached) (Minimum frontage for semi-detached dwellings where the site gradient is less than 1-in-8 is 10m; 1-in-8 to 1-in-4 is 12m; greater than 1-in-4 is 12m) • Gradient Minimum Frontage (Row) (Minimum frontage for row dwellings where the site gradient is less than 1-in-8 is 9m; 1-in-8 to 1-in-4 is 10m; greater than 1-in-4 is 10m) • Gradient Minimum Frontage (Group) (Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) • Gradient Minimum Frontage (Residential Flat) (Minimum frontage for residential flat building where the site gradient is less than 1-in-8 is 20m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m) • Gradient Minimum Site Area (Detached) (Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm) • Gradient Minimum Site Area (Semi-detached) (Minimum site area for semi-detached dwellings where the site gradient is less than 1-in-8 is 350sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm) • Gradient Minimum Site Area (Row) (Minimum site area for row dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 350sqm; greater than 1-in-4 is 350sqm) • Gradient Minimum Site Area (Group) (Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm) • Gradient Minimum Site Area (Residential Flat) (Minimum site area for residential flat building where the site gradient is less than 1-in-8 is 300sqm; 1-in-8 to 1-in-4 is 400sqm; greater than 1-in-4 is 400sqm)
<p>Amendment Outline</p>	<ul style="list-style-type: none"> • Review minimum allotment dimensions to allow opportunity for subdivision/redevelopment to occur on appropriate sites within appropriate locations. • One set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) • Analyse Hills Neighbourhood Zone policy to ensure appropriateness for sloping land
<p>Intended Policy</p>	<ul style="list-style-type: none"> • TNVs in regard to Hills Neighbourhood Zone will be reviewed with the intention to produce appropriate minimum allotment dimensions with one set of

	<p>consistent and appropriate slope related policy within the entire zone</p> <ul style="list-style-type: none"> • Hills Neighbourhood Zone policy to be reviewed to ensure appropriateness for sloping land
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Area 4 – Sheidow Park, Trott Park

(former Southern Policy Area 18 under Development Plan)

Current Policy	<p>Suburban Neighbourhood Zone</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 30 metres) • Affordable Housing • Hazards (Flooding Evidence Required) • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m) • Minimum Site Area (Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
Amendment Outline	<ul style="list-style-type: none"> • Rezone to Hills Neighbourhood Zone • Review minimum allotment dimensions to allow opportunity for subdivision/redevelopment to occur on appropriate sites within appropriate locations. • One set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) • Analyse Hills Neighbourhood Zone policy to ensure appropriateness for sloping land
Intended Policy	<ul style="list-style-type: none"> • Rezone to Hills Neighbourhood Zone • TNVs in regard to Hills Neighbourhood Zone will be reviewed with the intention to produce appropriate minimum allotment dimensions with one set of consistent and appropriate slope related policy within the entire zone • Hills Neighbourhood Zone policy to be reviewed to ensure appropriateness for sloping land

Area 5 – Seacliff Park

(former Cement Hill Policy Area 10 under Development Plan)

<p>Current Policy</p>	<p>Suburban Neighbourhood Zone</p> <p><u>Overlays</u></p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) (All structures over 30 metres) • Affordable Housing • Prescribed Wells Area • Regulated and Significant Tree • Stormwater Management • Traffic Generating Development • Urban Tree Canopy <p><u>TNVs</u></p> <ul style="list-style-type: none"> • Maximum Building Height (Metres) (Maximum building height is 9m) • Minimum Frontage (Minimum frontage is 15m) • Minimum Site Area (Minimum site area is 420 sqm) • Maximum Building Height (Levels) (Maximum building height is 2 levels)
<p>Amendment Outline</p>	<ul style="list-style-type: none"> • Rezone to Hills Neighbourhood Zone • Review minimum allotment dimensions to allow opportunity for subdivision/redevelopment to occur on appropriate sites within appropriate locations. • One set of consistent (and appropriate) slope related policy is used (gradient/site dimensions, setbacks etc.) • Analyse Hills Neighbourhood Zone policy to ensure appropriateness for sloping land
<p>Intended Policy</p>	<ul style="list-style-type: none"> • Rezone to Hills Neighbourhood Zone • TNVs in regard to Hills Neighbourhood Zone will be reviewed with the intention to produce appropriate minimum allotment dimensions with one set of consistent and appropriate slope related policy within the entire zone • Hills Neighbourhood Zone policy to be reviewed to ensure appropriateness for sloping land

3. STRATEGIC PLANNING OUTCOMES

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs)
- Regional Plans
- Other relevant strategic documents.

3.1. Summary of Strategic Planning Outcomes

- Increase opportunity for Infill housing supply within areas with existing infrastructure and services
- Help reduce demand on greenfield land supply
- Opportunity to renew and provide increased housing choices to meet the needs of the community

3.2. Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p><i>Principles of Good Planning</i></p> <p><u><i>Urban renewal principles</i></u></p> <ul style="list-style-type: none"> • <i>Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.</i> • <i>Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.</i> <p><u><i>High-quality design principles</i></u></p> <ul style="list-style-type: none"> • <i>Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm.</i> <p><u><i>Activation and liveability principles</i></u></p> <ul style="list-style-type: none"> • <i>Urban areas should include a range of high quality housing options with an emphasis on living affordability</i> 	<p>Much of the housing stock in the older established suburbs in Marion’s south have reached an age where the buildings are no longer of a condition, design and/or size that meets the needs of residents.</p> <p>Many comprise small houses on larger than average allotments. The current minimum site areas of either 700m²/900m²/1100m² do not provide opportunity for subdivision/redevelopment to occur.</p> <p>The proposed Code Amendment seeks that one set of consistent (and appropriate) slope related policy (gradient/site dimensions, setbacks etc.) is applied to the southern suburbs that provides opportunity for subdivision / redevelopment to occur in appropriate locations.</p> <p>Many residents in Council’s southern suburbs have been anticipating a change in zoning and associated policy that will allow subdivision and greater redevelopment potential for their large, aging and under-developed properties, firstly as part of Council’s Housing Diversity DPA in 2019 and more recently via transition to the new Planning and Design Code.</p>
<p><i>Integrated Planning</i></p> <p><i>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established</p>

<i>supported by infrastructure, services and facilities.</i>	residential areas with a greater diversity of dwelling types.
Design Quality <i>2.9 Respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of a place.</i>	Much of the southern area of council comprises undulating land of varying gradients. Allotment dimensions (area, frontages and setbacks etc.) will reflect the differences in steepness of individual properties/areas.
Housing Supply and Diversity <i>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types that better cater for life stages and lifestyle choice.

3.3. Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30–Year Plan for Greater Adelaide (2017 Update) volume of the Planning Strategy is relevant for this Code Amendment.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<i>Principle 1: A compact and carbon-neutral city</i>	The Code Amendment will seek to facilitate the provision of additional housing opportunities at increased densities which can be adequately serviced by infrastructure such as public transport within the footprint of the existing metropolitan area.
<i>Principle 2: Housing diversity and choice</i>	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types and densities that better cater for life stages and lifestyle choice.
Transit corridors, growth areas and activity centres	
<i>Policy 1. Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by</i>	The Code Amendment proposes to investigate an increase in residential density in established residential areas in close proximity to public transport (buses and trains).

<p><i>increasing density at strategic locations close to public transport.</i></p>	
<p>Design Quality</p>	
<p>Policy 30: <i>Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.</i></p>	<p>The Code Amendment seeks to ensure that new development in the affected area, whilst of a higher density, has due consideration of the sloping nature and existing character of the land.</p>
<p>Housing mix, affordability and competitiveness</p>	
<p>Policy 37: <i>Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas.....</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock in established residential areas with a greater diversity of dwelling types and densities that better cater for life stages and lifestyle choice.</p>
<p>Policy 46: <i>Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).</i></p>	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for an increase in dwelling numbers in established residential areas thereby adding to potential land supply.</p>
<p>Infrastructure</p>	
<p>Policy 46: <i>Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:</i></p> <ul style="list-style-type: none"> • <i>walking and cycling paths and facilities</i> • <i>local stormwater and flood management including water sensitive urban design</i> • <i>public open space</i> • <i>sports facilities</i> • <i>street trees</i> 	<p>The proposed Code Amendment would introduce policy that will provide an opportunity for an increase in dwelling numbers in established residential areas where both community and green infrastructure already exists.</p>

<ul style="list-style-type: none"> • <i>community facilities, such as child care centres, schools, community hubs and libraries.</i> 	
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3.4. Alignment with Other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment:

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Housing Diversity Development Plan Amendment	<p>The previous Housing Diversity DPA (HDDPA) sought changes to the zoning and policy of the residential areas in Council's southern suburbs to enable the redevelopment of appropriate properties with a greater diversity of housing.</p> <p>The proposed changes to the southern areas was not approved by the Minister as part of the HDDPA (Part 1). The reason given was that the properties affected by the proposed zoning and associated policy were substantially changed following consultation and would require another round of community consultation.</p> <p>In transitioning to the Planning and Design Code (the Code), Council sought that the southern areas of Council be given further consideration for rezoning and policy change, to allow the opportunities proposed by the HDDPA.</p> <p>Although the Hills Neighbourhood Zone within the Code recognises the sloping nature of the land, the site dimensions and slope gradients require further consideration. At this stage the site dimensions reflect those of the former policy areas.</p> <p>The proposed Code Amendment seeks to address these matters.</p>

4. INVESTIGATIONS AND ENGAGEMENT

4.1. Investigations Already Undertaken

The table below identifies what investigations have already been undertaken in support of the proposed Code Amendment.

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Southern Suburbs Analysis (as part of former Housing Diversity DPA)	Analysis undertaken of all existing residential policy areas in that part of the council area south of Seacombe Road, including the general allotments sizes, and the topography of the land, in order to get a broader picture of the potential opportunities for greater housing diversity in the southern suburbs.	A large proportion of the older housing stock has potential for redevelopment, generally at a low to medium density scale, dividing allotments predominantly into two, and perhaps three, on larger less sloping sites.
Development Potential (yield tables/spatial mapping etc.)	As above	As above
Comparison – Former Development Plan Site Dimension Policy vs CODE	Analysis/comparison between site dimensions of former policy areas with those transitioned into the Code, to determine any difference in likely impacts for future redevelopment.	Still being considered

4.2. Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Analysis/comparison of site dimensions between Councils	<p>Whether the gradient bands within the Code (<1:8/1:8 – 1:4/>1:4) are appropriate when considered against the large discrepancy between associated allotment dimensions for the various councils; particularly as Marion comprises smaller dimensions compared to others.</p> <p>Do the differences in allotment areas/dimensions for each council reflect the original (and perhaps different) outcomes/character for the former zone/policy area within their council area? Is a single zone and associated policy appropriate for every council with sloping residential land?</p>
Analysis of appropriate site	To ensure that appropriately sized allotments are created for a particular gradient of slope that will enable suitably

dimensions for particular gradient bands	designed/planning outcomes that complement and enhance the character of an area.
Analysis of current slope related policy within the Code / Hills Neighbourhood Zone	To identify whether the slope related policy in the Code can be enhanced to ensure appropriate planning/design outcomes are achieved in areas with sloping topography. (i.e. are walls on external boundaries acceptable on (steeply) sloping land?)

4.3. Engagement Already Undertaken

The following engagement has occurred on the proposed Code Amendment:

- As part of Council's Housing Diversity DPA in 2019, the community were advised of the proposed changes to the zoning and associated policy affecting Marion Council's southern suburbs. Public notification, pursuant to the requirements of the former Development Act was undertaken and the community was given an opportunity to provide response.
- Council received 38 responses regarding the proposed changes to the southern suburbs
- The spatial location of the proposed zone/s for the southern suburbs within the version of DPA sent to the Minister for consideration differed from that placed on public notification.
- The Minister advised that re-notification was required to allow all property owners affected by the change in circumstances the opportunity to respond to those changes.
- Re-notification did not occur prior to the implementation of the Code so a Code Amendment is required.

A summary of outcomes or matters raised through engagement already undertaken is as follows:

- A copy of matters raised and Council's comments are attached in **Attachment C**

4.4. Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the table below outlines what additional engagement will be undertaken to support the Code Amendment.

Further Engagement Proposed	Explanation of how the further engagement propose to address an identified issue or question
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<ul style="list-style-type: none"> • 8-week consultation process on the Draft Code Amendment. • A copy of the Code Amendment in the Plan SA Portal. • A notice in the Advertiser Newspaper. • Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, FAQs and information on how to make comments. • A written notice to all property owners within the affected area and property owners immediately surrounding the affected area (as considered appropriate) inviting them to review and comment on the draft policy. • Information brochure outlining what the Code Amendment is about, the proposed policy amendments, and how interested persons can comment. • Notification of the draft Code Amendment to relevant State Government departments/agencies, Members of Parliament, adjacent Councils, infrastructure providers and other interested parties. • Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries. • The scheduling of a Public Meeting (if required) at the conclusion of the consultation process, at which any interested person may appear before Council's Planning and Development Committee to make representations on the proposed amendment. 	<p>The broad intent of the engagement process will be to:</p> <ul style="list-style-type: none"> • Alert attention to the draft Code Amendment, its scope and intent. • Highlight any specific issues identified during the drafting process. • Provide details on the Code Amendment process and opportunities for input/comment. • Provide information on how to seek further information. • Consider responses received during consultation process and make amendments to the Code Amendment where necessary/appropriate.
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5. CODE AMENDMENT PROCESS

5.1. Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

5.2. Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

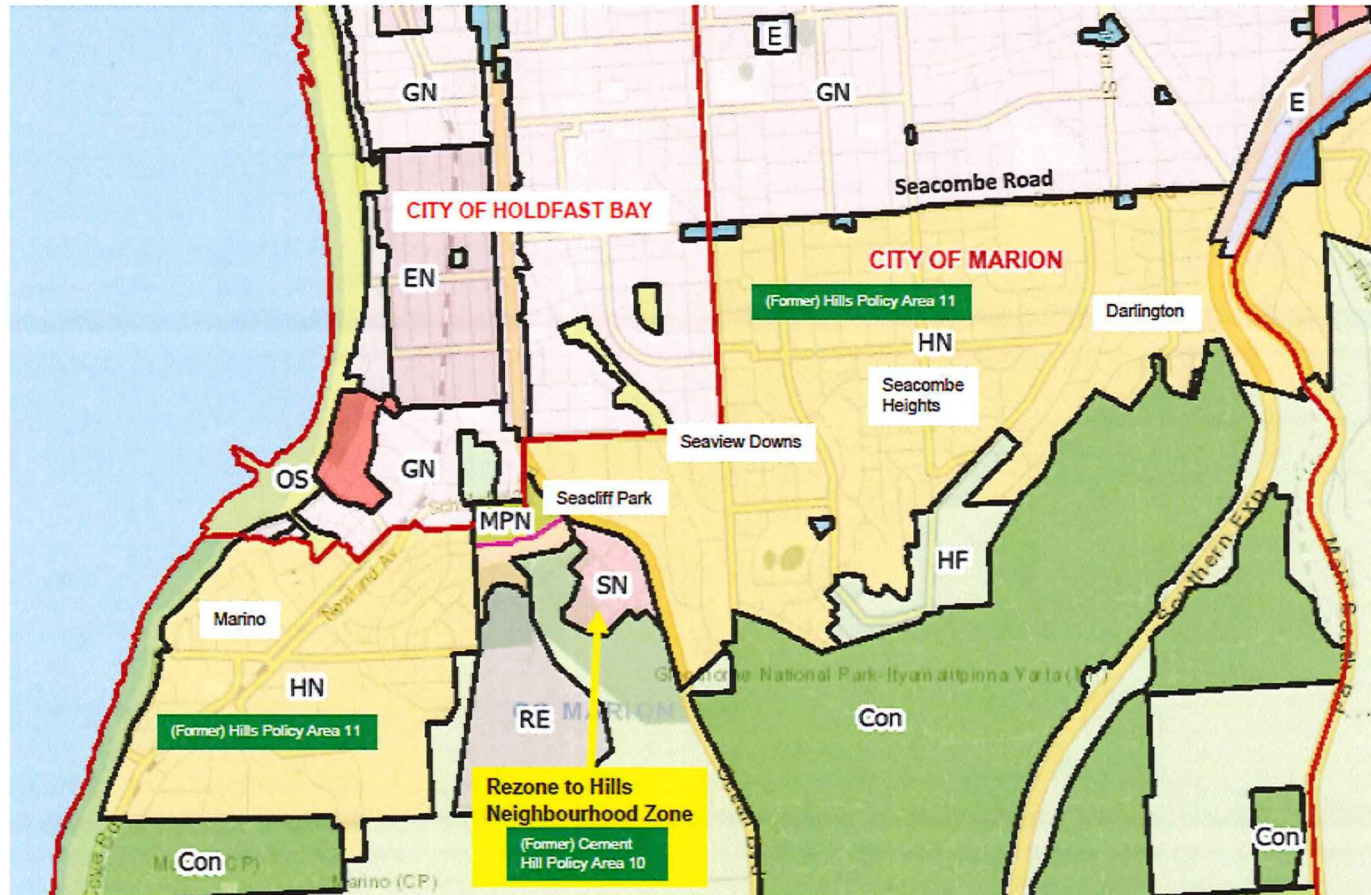
5.3. Code Amendment Timetable

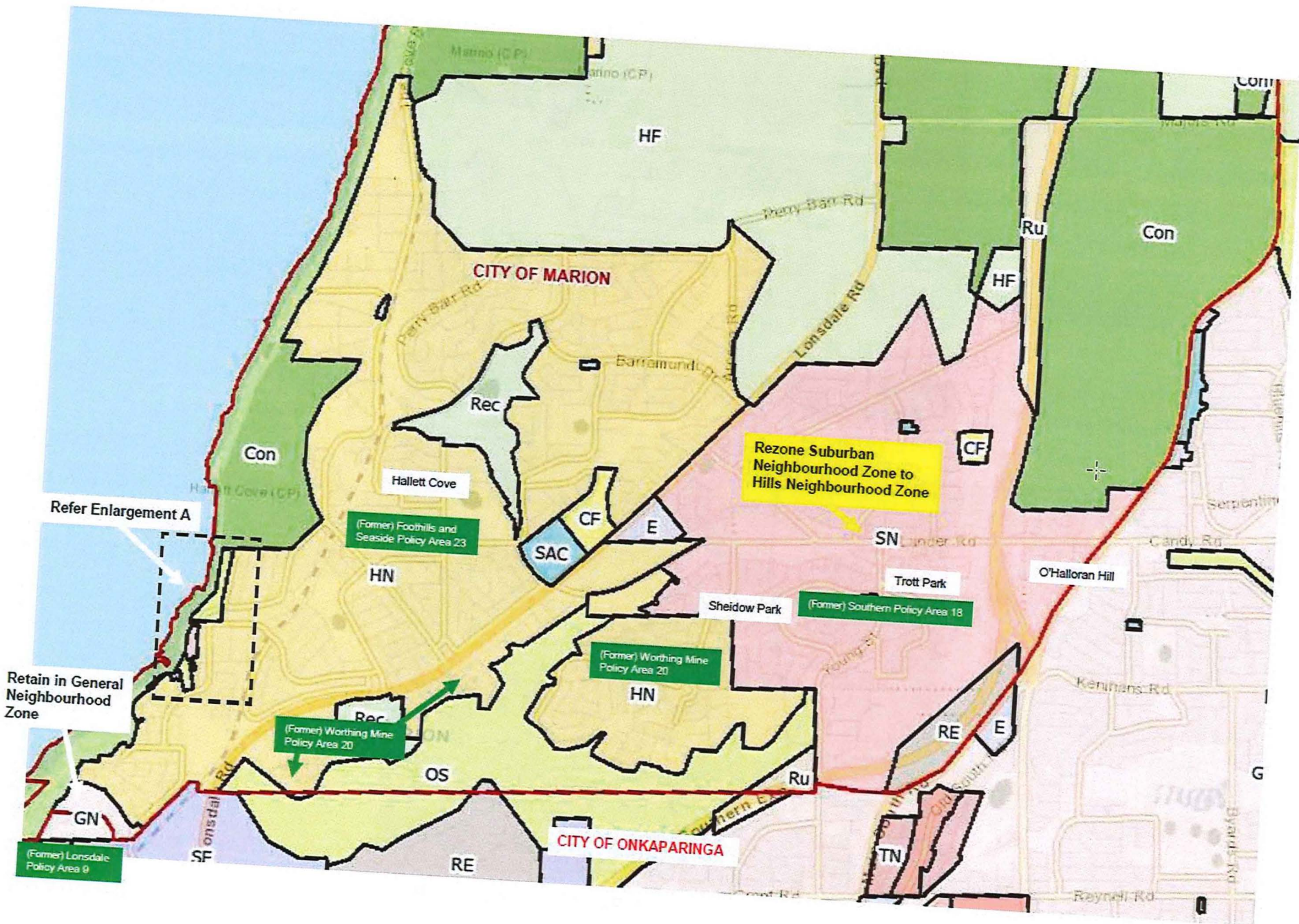
The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined **Attachment B**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

ATTACHMENT A
Map of Affected Area

Current Zoning (Proposed spatial changes/inclusions to Hills Neighbourhood Zone)

- HN - Hills Neighbourhood Zone
- SN - Suburban Neighbourhood Zone
- GN - General Neighbourhood Zone





Enlargement A – Hallett Cove



ATTACHMENT B

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	2 weeks <i>(includes lodgement and allocation + referral to Government Agencies within the first week)</i>
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to AGD	Council	12 weeks
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Council	6 weeks
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Council	12 weeks

Step	Responsibility	Timeframe
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Council	8 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	AGD	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks <i>(includes 1 week to process through Minister's office)</i>
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	AGD	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	AGD	8 weeks

ATTACHMENT C
Housing Diversity DPA – 2019
Community Consultation
Matters Raised and Council's Comments

Southern Hills Policy Area Submissions (changed to Foothills and Coastal Policy Area and/or Escarpment Policy Area)		
Would prefer to sub-divide property and redevelop.	Support for DPA noted.	No recommended change to DPA in response to submission
Reducing allotment sizes will go a long way to addressing the needs of the growing population and meet the lifestyle needs of the public.	Support for DPA noted.	No recommended change to DPA in response to submission
Many of the seafront blocks are very large and should be allowed to sub divide with a minimum size of 350m ² or similar to holdfast bay council zoning. It makes little sense to have these big blocks when there is so much coastal public land available.	<p>Concerns noted.</p> <p>The DPA proposes the rezoning of properties west of the rail corridor in Marino and parts of Hallett Cove to Foothills and Coastal Policy Area which provides opportunity to create allotments with minimum areas of 350m² or 400m² dependent on the gradient of the land.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p>	No recommended change to DPA in response to submission

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<p>The proposed changes will greatly affect that character of the hills face zone (NB. actually Residential - Hills Policy Area 11) in my area and cheapen the look of the suburb. These type of developments remove all trace of greenery from the site, including any substantial trees, to make way for dwellings that fill most of the block & any remaining areas of earth covered with large areas of paving and token minimal planting.</p> <p>The increased density causes many additional cars to park on the street and clog up the roadways. Additionally the lack of large trees and open areas of greenery cause these suburbs to become barren concrete wastelands full of hard built surfaces, meaning that they are sweltering in summer and offer little to no habitat for wildlife. I believe that the proposed changes in the DPA would be extremely detrimental to the hills face zone 11 and urge the Marion Council to leave the guidelines unchanged.</p>	<p>Concerns noted.</p> <p>Following consultation, Council has reduced the spatial area of the proposed Southern Hills Policy Area (changed to Foothills and Coastal Policy Area) to the less steep sections of the southern suburbs (south of Seacombe Road) – the boundary being generally approximately 500m south of Seacombe Road. Beyond this distance the zoning criteria will remain the same as current policy albeit with a change of name to Escarpment Policy Area.</p> <p>It is noted that the yield analysis mapping for the approval version of the DPA indicates that there is likely to be minimal infill development potential within the suburbs of Seacombe Heights and Darlington, west of Braeside Avenue, as a result of the proposed rezoning.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to maximum site coverage, landscaping, separation to boundaries and impervious surfaces. It is acknowledged however, that increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>I support the council for reducing the block sizes in Seaview Downs.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Concerned increased densities will compromise existing character. The roads, storm water drainage and current infrastructure cannot cope with double (or more) the density of houses in the area.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to maximum site coverage, landscaping, separation to boundaries and impervious surfaces. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Development Plan incorporates a number of provisions relating to stormwater runoff, however, it is acknowledged that investigations are required regarding the collection and treatment of increased stormwater disposal.</p>	<p>Further investigations are required regarding the collection and treatment of increased stormwater disposal throughout the Council area.</p> <p>To be undertaken separately of the DPA process.</p>
<p>Concerned increased densities will compromise existing character and privacy of property.</p>	<p>Concerns noted.</p> <p>The Development Plan incorporates a number of provisions relating to privacy.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>I wish to be able to subdivide so that I can remain in the area. It is too expensive and difficult to maintain a large allotment and a large house. Concerned about commercial developments being allowed to have walls on the boundary.</p>	<p>Support for DPA noted. Small-scale non-residential development is anticipated in Residential Zone. Impact of built form to be assessed against Design and Appearance criteria.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Concerns within increased densities and impacts upon on-street parking and traffic.</p>	<p>Concerns noted.</p> <p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Concerns within increased densities and impacts upon on-street parking and traffic.</p>	<p>Concerns noted.</p> <p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Concerns regarding increased traffic, noise and air pollution and crowding in public places and thoroughfares will all increase.</p> <p>Considers higher population density unpleasant: contributing to a more stressful life quality. Reduction in open space will be additionally physically and psychologically detrimental.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to maximum site coverage, landscaping, separation to boundaries and impervious surfaces. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Not supportive of changes.</p>	<p>Concerns noted. Marino incorporates areas of relatively flat land with convenient access to rail stations and public open space. Increased densities in such localities is in accordance with the 30 year plan for Greater Adelaide.</p>	<p>No recommended change to DPA in response to submission</p>
<p>The minimum frontage for a residential flat building and group dwellings should be 14 metres (i.e. total site frontage not per dwelling). · The minimum frontage for a semi-detached dwelling should be 7 metres, i.e. 14 metres for 2. · The minimum frontage for a row dwelling should be 6 metres. · Similarly minimum lot sizes for properties within 200 metres of any train station should be 200m² to enable higher density development by these transit lines.</p>	<p>Reduction in frontage widths to that proposed will be less than that sought in the Marion Plains Policy Area which covers land of gentle-flat grade. Given the ability for the Marion Plains Policy Area to accommodate greater increase in housing density, reducing frontage widths to that proposed is not considered appropriate.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>It would be good to have some flexibility to subdivide blocks with a width of 18m in the Southern Hills policy area</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>For the purposes of the Housing Diversity DPA, it is recommended that consideration be given to:</p> <ol style="list-style-type: none"> 1. The incorporation of a buffer distance/interface area between the Linwood Quarry and neighbouring properties 2 Inserting policy in the proposed Southern Areas Policy Area 16 which recognises the importance and ongoing operations of the Linwood Quarry, enabling its presence as a land use to be taken into account in decision making 3. Inserting policy in the Mineral Extraction Zone and Hills Face Zone which recognises the importance and ongoing operations of the Linwood Quarry, enabling its presence as a land use to be taken into account in decision making. 	<p>Acknowledging Council’s resolution of 27 November 2017, the south-eastern portion of Marino will retain the existing parameters of the Hills Policy Area, which significantly restricts opportunity for increased densities adjacent the Linwood Quarry.</p> <p>It is acknowledged changes to the suburbs of Hallett Cove and Seacliff Park will increase opportunities for housing density, however, the proposed minimum allotment areas and frontage widths are not dramatically different to that which currently applies to these areas (Cement Hill Policy Area 10 and Southern Policy Area 18).</p> <p>Expansion of the quarry in a south-eastern and eastern direction is unlikely to decrease the separation distance to dwellings to a significant degree.</p>	<p>(Acknowledging Council’s resolution of 27 November 2017, no amendments to the DPA were made in relation to this matter).</p>
<p>Concerns regarding loss of privacy.</p> <p>To potentially increase the number of people will only add to the already unmanageable noise. If further reducing block size then number of dogs needs to reduce. We cannot expect people to be able to sleep with up to 2 dogs, per 300m2 block, it's simply not a liveable situation.</p>	<p>Design and Appearance Principles 11 and 12 of Council’s Development Plan seek to provide appropriate privacy to adjoining land resulting from new development.</p> <p>The nuisance from barking dogs is outside the scope of the DPA.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Prefers low density housing.</p>	<p>Position noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>More low density housing without any consideration for the look of the suburb.</p>	<p>Position noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Would prefer greater opportunities to sub-divide. Suggests a frontage of 18 metres would be more appropriate.</p>	<p>Frontage width requirements of 10 metres may inhibit a number of properties from being redeveloped, as a high number of allotments are 18.29m (60 feet) in width.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Council has resolved to maintain frontage widths for semidetached dwellings at 10 metres)</p>
<p>Good idea, don't have an issue with this.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Agree, especially in relation to the variety of architectural types. Much more pleasant.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Any positive progress is good.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Strongly support this new proposed southern hills policy area 16 because not all residents need large houses and be nice to live in the same suburb but downsize to lower maintenance sized block.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>The present policy should allow for greater diversity of housing types including small footprint courtyard homes. In our situation it seems it seems incongruous that two doors north which is Holdfast Bay council this is possible and happening at present.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Land in this area of Hallett Cove is very hilly with many steep slopes. Thus the privacy of residents both within their homes and in their back yards is easily violated by properties nearby building additions or additional stories. In addition the loss of sea views all over the Marion Council area will significantly reduce the value of many properties and thus the major asset of your ratepayers.</p> <p>I submit to you that most blocks of land in Hallett Cove are too small and not suitable for infill or subdivision. I ask Marion Council not to infill in Hallett Cove.</p>	<p>Design and Appearance Principles 11 and 12 of Council's Development Plan seek to provide appropriate privacy to adjoining land resulting from new development.</p> <p>The Desired Character statement of the Southern Hills Policy Area (proposed to change to Foothills and Coastal Policy Area) and associated Objectives and Principles incorporate a number of criteria seeking the minimisation earthworks.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>I do not want my local parklands and green space areas sold off for higher-density housing that will reduce the quality of life in my neighbourhood.</p> <p>Against population increase and closer community living into smaller areas, resulting in more pollution, traffic congestion, and heavier traffic usage of roads that are already inadequately maintained for the existing residents.</p> <p>Additional populations need to move further out and services for their welfare need to be supplied to them out there.</p>	<p>The sale/development of public land is outside the scope of the DPA.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Holdfast bay area is much higher density than the proposed areas in Southern Policy 16. I believe the proposed areas in Southern area 16 (new replacement policy for Hills area 11 and others) should be higher density than proposed to lower allotments to 320sq meters and road frontage reduced to 9 meters as first proposed (not 10m).</p>	<p>Amendments to the Development Plan proposed as part of the DPA provides greater synergy between the minimum allotment areas of City of Holdfast Bay and City of Marion in the suburbs of Kingston Park/Marino.</p> <p>Frontage width requirements of 10 metres may inhibit a number of properties from being redeveloped, as a high number of allotments are 18.29m (60 feet) in width.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Council has resolved to maintain frontage widths for semidetached dwellings at 10 metres)</p>

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<p>We don't want any more traffic/congestion in Marino. We came here for a reason, low density and large blocks.</p>	<p>Concerns noted. Marino incorporates areas of relatively flat land with convenient access to rail stations and public open space. Increased densities in such localities is in accordance with the 30 year plan for Greater Adelaide.</p>	<p>No recommended change to DPA in response to submission</p>
<p>A way of providing more housing opportunities would be to allow single storey granny flats to be built in back yards but under the title of the current house. Setbacks should be maintained at current levels. Higher density is resulting streets full of parked cars, becoming dangerous in many areas of the council.</p>	<p>Allowing the tenanting of granny flats may result in increased parking pressures on local roads, as provision of on-site car parking for such buildings, in accordance with Council's Development Plan, will be difficult to achieve in many instances.</p>	<p>No recommended change to DPA in response to submission</p>
<p>We appreciate that there is some pressure to allow for denser housing but consider that it should be more carefully thought out in terms of where this may be most appropriate rather than the indiscriminate blanket approach proposed for our suburb. Concern with impacts upon views and loss of vegetation.</p>	<p>Concerns noted. The DPA seeks for minimum allotment sizes of 400 square metres for sites steeper than 1:8, which may lead to excessive earthworks and amenity impacts upon neighbours.</p> <p>Minimum allotment areas for steeper sites, such as those in the order of 1:6, may warrant further investigation.</p> <p>(Acknowledging Council's resolution of 27 November 2017, land in the southeast portion of Marino will return to the same parameters as the current Hills Policy Area. Much of this land incorporates a reasonable to steep grade – this change addresses concerns that increased densities may lead to detrimental amenity impacts in this locality).</p>	<p>Acknowledging Council's resolution of 27 November 2017, land in the south-east portion of Marino will return to the same parameters as the current Hills Policy Area.</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
<p>Yes, as it appears that the environmental impact is being considered while introducing opportunities to increase density where possible without the loss of green spaces currently provided which will be essential as housing density increases.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>I am opposed to changing the rules to allow smaller blocks to be subdivided. We do not have the infrastructure to accommodate this. Roads leading into Marino are busy with more demand on the way from development of the old Monier factory.</p>	<p>Opposition to DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Where sloping blocks have a more than 1 in 8 average sloping gradient the new minimum site area of 400m² is too small. 500m² should be the minimum. This is because most of the sloping blocks in Marino are not rectangular or square, but still have over 800m² & if the frontage is correct the landowners will be encouraged by developers to split the land and build 2 houses. The houses may fit on the land OK on paper but the garden areas will be unusable either because of the slope or the shape of the boundary.</p>	<p>Concerns noted. The DPA seeks for minimum allotment sizes of 400 square metres for sites steeper than 1:8, which may lead to excessive earthworks and amenity impacts upon neighbours.</p> <p>Minimum allotment areas for steeper sites, such as those in the order of 1:6, may warrant further investigation.</p> <p>(Acknowledging Council's resolution of 27 November 2017, land in the southeast portion of Marino will return to the same parameters as the current Hills Policy Area. Much of this land incorporates a reasonable to steep grade – this change addresses concerns that increased densities may lead to detrimental amenity impacts in this locality).</p>	<p>Acknowledging Council's resolution of 27 November 2017, the generally steeper land in the south-east portion of Marino will return to the same parameters as the current Hills Policy Area under a new zone heading of Escarpment.</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
<p>Allowing multiple houses on blocks will impact upon amenity of area and make it an unattractive area filled with small homes that look terrible.</p>	<p>Concerns noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>The southern areas of Marion have been retained as a family friendly area with the traditional quarter acre block. To lose this would reduce the options for families looking for spacious dwellings to allow children to play in the safe home environment. It would be useful for Marion to retain a variety of options within the Council rather than becoming a homogeneous high density urban infill suburb.</p>	<p>Concerns noted.</p> <p>It is noted that on average approximately 35% of properties will be redeveloped, thereby retaining a considerable amount of the current housing stock and associated character.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>The area should allow much higher densities within 800 metres of the train stations.</p>	<p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>Higher density and heights near the train stations.</p>	<p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>Greater densities and heights should be allowed near train stations.</p>	<p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>Sites near the train stations should be allowed greater heights and density.</p>	<p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>There should be greater densities and heights than those being proposed near the train stations.</p>	<p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
<p>Yes however steeper gradients should be able to go to 350 m2</p>	<p>In order to minimise earthworks and amenity impacts upon neighbouring properties, larger allotments are generally more appropriate for steeper sites.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Ensure that plenty of greenery occurs so that the hills face is attractive.</p>	<p>The Desired Character and associated Objectives and Principles seek for appropriate building separation from boundaries to ensure reasonable yard areas are available.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>I would like to suggest that if Marion council is proposing that the min size of allotment sizes be reduced in Hallett cove that this not be allowed on allotments of significant age or interest to the area as it may degrade the character of said residences.</p>	<p>Properties of a significant age are provided additional measures via local or state heritage listing.</p>	<p>No recommended change to DPA in response to submission</p>
<p>I would dearly love to stay in Marino. I will be able to stay if I can sub-divide my property and downsize.</p>	<p>Support for DPA noted. The DPA proposes higher density development on the western side of the rail corridor.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Without upgrading The Cove Road or building another bridge over the rail line, increasing the number of people using this road to access their house will create a major safety hazard.</p> <p>There are no major employers nearby. The train to Adelaide is filled to capacity during peak times. There is 1 cafe on the beachfront at Hallett Cove. The only shopping centre is not within easy walking distance for most residents, so you have to drive even to get minor things. Before increasing density we need suitable upgrades to make the area able to cope with more people.</p> <p>Does not want Hallett Cove being subject to substantial sub-division.</p>	<p>Concerns noted. Parts of the suburb of Hallett Cove have limited access to convenient public transport links and centre zones.</p> <p>An analysis/review of the road capacity in local streets within Hallett Cove and in particular Cove Road and other collector roads would provide useful information in regards to future redevelopment potential.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>My block is 18.3m wide. I would also like to be able to subdivide the block</p>	<p>Frontage width requirements of 10 metres may inhibit a number of properties from being redeveloped, as a high number of allotments are 18.29m (60 feet) in width.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p> <p>However, may still be possible when assessed on merit.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Council has resolved to maintain frontage widths for semidetached dwellings at 10 metres)</p>
<p>Generally I'm supportive of the reduction in Block size, but I have major concerns about the protection of the character of suburbs such as Marino and Seacliff Park. There needs to be strict conditions on the appearance of buildings in order to avoid the square box look that is spoiling other suburbs. This should include the use of different materials to create aesthetic appeal such as glass, wood and different textures. Also the use of trees and gardens to offset the starkness of 2 storey walls.</p>	<p>Support for increased densities noted.</p> <p>The Desired Character statement of the Southern Hills Policy Area (Foothills and Coastal) seeks for buildings to be "of a high architectural standard and incorporate...variations in height, roof form, colour and materials..." which will assist in reducing the bulk of buildings.</p> <p>Acknowledging Council's resolution of 27 November 2017, the generally steeper land in the south-east portion of Marino will return to the same parameters as the current Hills Policy Area under a new zone heading of Escarpment.</p>	<p>No recommended change to DPA in response to submission</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>

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<p>I am happy to note that the new DPA keeps Hallett Cove as a low density residences and now pays attention to gradient of the sites while limiting its size. However, I am a bit apprehensive about smaller frontages for the detached houses. With reduced frontages, the streets are now going to be filled with parked cars.</p> <p>It would be great to see more people out in the front, giving the neighbour's a chance to exchange friendly gestures. I would like to bring your attention to the Grattan report on 'social cities' which clearly states the issues with our suburbs and neighbourliness and how it can be overcome.</p>	<p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p> <p>The Development Plan (Residential Development Principles 6, 7, 8 and 9) encourages the provision of verandahs and habitable rooms presenting to the street to provide surveillance of the public realm.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Only if they are required to have off street parking for 2 cars per residence</p>	<p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>We have no wish to see our quality of life eroded with multiple dwellings per site, site areas as small as 300 sq. metres and two storey buildings overlooking our private space.</p> <p>3) Smaller block sizes will negatively affect natural environments as follows;</p> <ul style="list-style-type: none"> • less vegetation and soft surface treatment; • loss of habitat for Fauna; • drainage issues with higher run off due to gradient, more; • impervious surfaces and less vegetation; • noise issues due to gradient providing an amphitheatre like environment; • no buffering of noise from vegetation (no room for sufficient density of vegetation) as is currently the case; • overlooking due to the sloping topography and lack of vegetation; • higher heat on hard surfaces (roofs, paving and the like) due to lack of shade and vegetation; the result will be more reliance on air-conditioning which itself will generate more heat and noise <p>Surely the ability for the elderly to sell off or build a single storey dwelling in their back garden would satisfy those wishing to remain in their homes or communities without the need to move.</p> <p>Council lacks local knowledge by proposing Seacombe Road and areas to the south (uphill) for a distance of 500 metres be higher density so public transport can be utilised. Cars are required to ferry residents relatively short distances due to the above stated public transport inadequacies combined with</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Development Plan incorporates a number of provisions relating to stormwater runoff, however, it is acknowledged that investigations may be required regarding the collection and treatment of increased stormwater disposal.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>the hilly terrain which makes foot travel unsuitable. More residents will equate to more cars.</p> <p>7) Marion Council has stated their decisions are in keeping with adjoining Council policies and name Mitcham as one such Council. This is inaccurate as Mitcham Councils 'Residential Foothills Zone' - Consolidated 21 April 2016 - which encompasses Hills Face suburbs states;</p> <ul style="list-style-type: none">a minimum site width of 12 metresa minimum area of 700 sq. metres for detached dwellingsand a per dwelling minimum area of 500 sq. metres for group dwellings <p>If rezoning must be considered then allowing for current 1000 sq. metre blocks to be divided in two will give a 100% increase in population. To allow blocks of Flats, Row and Group dwellings on areas as small as 300 sq. metres will be to seriously diminish the amenity of our Hills Face areas that warrant protection for lifestyle, visual and environmental reasons.</p>		
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<p>We do not support the current proposed changes to our area. The proposed changes put at risk all the things that make Marino a great and unique suburb.</p> <p>Generally, the buildings in the area generally are of good quality and a built to suit the characteristics of the neighbourhood. If the zoning changes go ahead as proposed all of these important and valued aspects of our suburb will be lost.</p> <p>There is limited infrastructure in the suburb already, which is already under strain with the current population. There is no supermarket or shops in Marino.</p> <p>Development should enhance and improve a suburb not ruin the current and loved characteristics of the suburb. The southern aspects of Marino and blocks with a gradient should remain within hill zone policy rules.</p> <p>If in future if blocks in some parts of Marino where able to be sub divided, careful consideration should be made to place limit of the number of blocks that can be sub-divided.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>Development Plan incorporates a number of provisions relating to stormwater runoff, energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>(Acknowledging Council's resolution of 27 November 2017, land in the southeast portion of Marino will return to the same parameters as the current Hills Policy Area. Much of this land incorporates a reasonable to steep grade – this change addresses concerns that increased densities may lead to detrimental amenity impacts in this locality).</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
<p>All houses on the hill above the level of the pump on the corner of Trumara and Paringa experience inconsistent water supply. Increased number of residents will increase the erratic nature of the supply. Infrastructure will need to be improved before an increased load on the pump.</p>	<p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p> <p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Concerned re the small sizes of the blocks and the number of householder cars that will be left on the roads as they only have allowance for one car and most households have at least 2 cars, making it very hard to pass through some streets. Infrastructure is old and will it support all these new buildings?</p>	<p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p> <p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p> <p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>In principle 5 should all other things conform (e.g. height and setbacks) amenity is no longer considered particularly important and seems to come down to the argument of reasonable.</p> <p>Concerned by the need to meet only 2 hours of sunlight on a winter's day and how little sunlight this is. I'm concerned this plan does nothing to assist those of us who may wish to age in place as our single stories will be ravished by the developers.</p> <p>The frontage width (20m) is unlikely to allow subdivision on most blocks in Marino. There is no vision for Marino - no real character bringing us forward. We have "variety of architectural styles" and "high architectural standards" - which feels to me it can mean pretty much anything.</p> <p>Supports setback criteria for two storey walls.</p>	<p>Concerns noted.</p> <p>Policy Area Principle 5 is intended to provide greater clarity regarding the impact of development upon one's view, as development that is reasonable and anticipated should not be prevented due to one gaining view/vista over private land.</p> <p>Frontage width for row dwellings is consistent with the Marion Plains Policy Area and is intended to address streetscape and on-street parking concerns.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Generally, I agree with the plan</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>To have proposed blocks this small on hilly terrain, will increase storm water runoff tremendously. These hills face zones should be preserved at 700m2 minimum.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to stormwater runoff, however, it is acknowledged that investigations are required regarding the collection and treatment of increased stormwater disposal.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
<p>A 9 metre building would greatly impact the amenity of the area and reduce value of homes. People move to these areas due to space and amenity, on the flat areas this is not an issue as largely there is no extended vista. Moreover, trees can be planted that grow to unlimited height and we know that Council will not take responsibility for this. A 9m mature height for trees would severely impact our space.</p>	<p>Current policy for the Hills Policy Area anticipates dwellings up to 9.0 metres above natural ground level. There is no change to maximum dwelling heights in areas where the (now proposed) Foothills and Coastal and Escarpment Policy Areas are proposed to apply.</p>	<p>No recommended change to DPA in response to submission</p>
<p>This is what a residential suburb should be. A mix of housing styles with green spaces.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Dependant on the detail involved in areas as privacy, visual impact and overshadowing.</p>	<p>The Development Plan (Design and Appearance Principles 9-12 (inclusive) seek to guide overshadowing and visual privacy. A number of Design and Appearance and Residential Development Principles seek for new development to have an acceptable impact upon adjoining land by way of visual impact, acknowledging two storey dwellings are anticipated in the Policy Area.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Need the "Green Belt" left around the city for future generations.</p>	<p>The DPA does not seek to increase the residential zone.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Strongly oppose the changes outlined in the Housing Diversity Development Plan (DPA).</p> <p>There is now plenty of suitable housing in neighbouring suburbs catering for the elderly in Dover and Seacombe Gardens. Some housing suitable for family's needs to be retained.</p> <p>A large increase in dwelling numbers will result in significant traffic hazards to those relatively few streets providing an exit.</p> <p>Smaller block sizes will negatively affect natural environment as follows:</p> <ul style="list-style-type: none"> -less vegetation and soft surface treatment -loss of habitat for Fauna -drainage issues with higher run off due to gradient, more impervious surfaces and less vegetation -noise issues due to gradient providing an amphitheatre like environment -no buffering of noise from vegetation as is currently the case (as no room for sufficient vegetation) -overlooking and overshadowing due to the sloping topography and lack of vegetation -higher heat on hard surfaces (roof, paving and the like) due to lack of shade and vegetation <p>We need vegetation to buffer this and also to reduce the cycle of climate change increasing. To live in a suburb that is predominately buildings and concrete will result in overreliance on air-conditioning, people remaining indoors therefore an increase in social isolation, obesity and mental health issues.</p> <p>Overdevelopment in this area will further perpetuate these issues. In addition, the very nature of the soil</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>The Development Plan incorporates a number of provisions relating to stormwater runoff, however, it is acknowledged that investigations are required regarding the collection and treatment of increased stormwater disposal.</p> <p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Land with a steeper gradient will return to the same parameters as the current Hills Policy Area. – this change addresses concerns that increased densities may lead to detrimental amenity impacts in the steeper areas).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>and incline of this area makes it unsuitable for the type of dwellings proposed in the new zoning regulations.</p>		
<p>Marino needs to be removed from the Southern Hills Policy Area and treated as a separate zone. Marino is unique. If the DPA proceeds under the current format, the spacious blocks will be 'chopped up' and filled with generic medium to high density housing. Problems will include overcrowding, overlooking, lost views, increased on street parking and increased traffic at the Scholefield / Brighton Roads intersection.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Minutes from Marino Residents Association meeting</p> <p>Block sizes could be reviewed and fine-tuned to better reflect the Marino context and pattern of current subdivision, particularly the block widths.</p> <p>Changing the proposed minimum block width from 20m to 17m would result in more blocks being eligible than currently proposed and maintain some consistency of streetscaping as a result.</p> <p>The current DPA did not reflect or respond to the true characteristics of Marino, in terms of amenity including views and nature. Advocate for higher quality design with materials and construction that better reflects the beachside character of Marino.</p> <p>Sustainability and the environmental impacts; with increased diversity and density it was important to develop better community connections via establishing more shared spaces and facilities for people to interact in support of the increased density, such as parks, community gardens and public buildings.</p> <p>Concerns that the changes would be detrimental overall to residents' amenity.</p> <p>The current DPA should undergo substantial change to better reflect the local context and include a more performance-based framework to enable development to be modulated to balance the need for diversity with the need to reduce impact on amenity.</p> <p>There needed to be more modelling of the impact beyond "statistical yield". The DPA has little emphasis on "amenity" and "essential character" of</p>	<p>Further analysis of block sizes and gradient could be undertaken to provide better context to current patterns of development. The current gradient parameters could be refined to provide a better transition between the varying slopes throughout the suburb.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p> <p>Objectives, Principles and Desired Character Statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p> <p>Policy Area Principle 5 is intended to provide greater clarity regarding the impact of development upon one's view, as development that is reasonable and anticipated should not be prevented due to one gaining view/vista over private land. Principle 5 is to be read in conjunction with other applicable policies relating to bulk/scale, setbacks, building height and other factors that relate to the visual impact of buildings.</p> <p>It is anticipated that these issues would be given due regard as and when the needs require.</p> <p>Objectives, Principles and Desired Character statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p> <p>Further analysis of the character and current patterns of development could be undertaken to provide better context to future development.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, land in the south-east portion of Marino will return to the same parameters as the current Hills Policy Area. Much of this land incorporates a reasonable to steep grade – this change addresses concerns that increased densities may lead to detrimental amenity impacts in this locality).</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>Marino, which should be treated as a “Special Area” and its essence protected and enhanced through the DPA; it needs more guidelines not only for individual development but zones to ensure the character of streets and neighbourhoods are consistent rather than haphazard development with little regard to neighbourhood.</p>		
<p>Welcomes opportunity to sub-divide.</p>	<p>Support for DPA noted.</p>	<p>No recommended change to DPA in response to submission</p>
<p>Block sizes should not be reduced from current levels. Granny flats should be allowed in backyards within the current title of the property. No hammerhead development. Minimum 4m setbacks. Green space i.e. gardens need to be preserved. Animal habitats are gone when all the gardens are gone. Subdivision of a block should only be allowed when there is a minimum 12m frontage to the road. No more than 2 storeys along Seacombe Road.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents’ sense of space and privacy.</p> <p>Allowing the tenanting of granny flats may result in increased parking pressures on local roads, as provision of on-site car parking for such buildings, in accordance with Council’s Development Plan, will be difficult to achieve in many instances.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>To allow subdivision to such small allotments would potentially result in the destruction of existing garden/green space and trees and impact on birdlife. This would take away an existing amenity available to residents i.e. the fundamental character of this suburb.</p> <p>The roads in parts of Marino are narrow and anything that increases the traffic will be problematic as there is no capacity to widen the roads.</p> <p>Sewer infrastructure does not exist in parts of Marino due to the steep terrain.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p> <p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>I see difficulties by amalgamating Policy Area 11 into the new Area 16 because of the demographic, topographic and allotment size differences across the new proposed Area.</p> <p>In Marino most allotments are not more than 18m frontage width, limiting options for semi-detached houses built as proposed.</p> <p>In addition, the proposed wider driveway requirement will make subdivision into "hammer head" allotments more difficult. Marino consists of pre 1980's/90's houses on narrow but very deep allotments occupied by an aging population.</p> <p>This means that the area lacks diversity and vitality and results in allotments difficult to maintain because of their large area.</p>	<p>Concerns noted.</p> <p>Frontage width requirements of 10 metres may inhibit a number of properties from being redeveloped, as a high number of allotments are 18.29m (60 feet) in width.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p> <p>Hammerhead dimension requirements are intended to improve streetscape outcomes associated with long, narrow driveways.</p>	<p>(Acknowledging Council's resolution of 27 November 2017, Council has resolved to maintain frontage widths for semidetached dwellings at 10 metres)</p>
<p>Why should residents in the hills not be subjected to the same levels of desecration as those on the plains is a question.</p>	<p>Position noted</p>	<p>No recommended change to DPA in response to submission</p>
<p>This needs reconsideration in view of traffic density increase in the inner urban areas which would become a major problem as inadequacies are already apparent.</p>	<p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>On-street parking will be assessed against Transportation and Access Principle 28 and Land Division Principle 8.</p>	<p>No recommended change to DPA in response to submission</p>
<p>It is fine the way it is.</p>	<p>Position noted</p>	<p>No recommended change to DPA in response to submission</p>

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<p>New housing types in any of these new developments need to consider aspect for passive solar and for solar panels.</p> <p>I would encourage houses to have a green star rating at a higher level than they currently get away with.</p> <p>Public transport and cycling routes should be considered, as well as green space, trees and frontage.</p> <p>I'd like to see single width garages and gravel or similar driveways in new houses, to reduce concrete and improve both radiant heat and water quality/penetration.</p>	<p>Concerns noted.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and stormwater collection, however, greater emphasis is placed upon compliance of such principles in the Building Code of Australia/National Construction Code.</p> <p>Provision of public transport and cycling infrastructure is outside the scope of the DPA.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>It is considered that the minimum frontage could be further reduced to; Detached/Semi-detached (Grade less than 1:8): 9.0m Detached/Semi-detached (Grade more than 1:8): 11.0m Row (Grade less than 1:8): 8.5m Row (Grade more than 1:8): 9.5m Group/Residential flat (Grade less than 1:8): 17m Group/Residential flat (Grade more than 1:8): 17m</p> <p>This would better reflect the existing allotment pattern through the bulk of Marino and would enable the achievement of greater densities and a better pattern of land division over time.</p> <p>It is suggested that the desired character statement be bolstered to identify the valued aspects of the existing built and natural character – particularly in terms of detailing and the use building materials including timber, rocks and stones – coastal gardens and native vegetation.</p>	<p>Reduction in frontage widths to that proposed will be less than that sought in the Marion Plains Policy Area which covers land of gentle-flat grade. Given the ability for the Marion Plains Policy Area to accommodate greater increase in housing density, reducing frontage widths to that proposed is not considered appropriate.</p> <p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p> <p>Objectives, Principles and Desired Character Statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area are considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p>	<p>No recommended change to DPA in response to submission</p>
<p>In an area where ocean views are involved this loss of this can impact on the value of property that is compromised. Also allowing anyone to go from single storey to double storey impacts on privacy.</p>	<p>Objectives, Principles and Desired Character statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p> <p>Maximum building height remains consistent with current policies.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Property is currently located within 'Coastal Policy Area 21'</p> <p>Development potential is currently limited due to requirement for a minimum site area of 700m² and frontage of 18 metres.</p> <p>A majority of allotments in River Parade have been subdivided in the past.</p> <p>Much of Hallett Cove is being rezoned from Hills Policy Area 11 to Southern Hills Policy Area 16, allowing site areas of 350m² to 400m² with frontages of 10 – 12 metres.</p> <p>Would like property included in Southern Hills Policy Area 16 to allow future redevelopment.</p>	<p>Coastal Policy Area 21 was created in 2014 to protect low lying properties from future sea level rise. These properties were previously located in Hills Policy Area 11. The allotment sizes/dimensions from that policy area were carried across to the new policy area.</p> <p>As many of the properties on River Parade have previously been subdivided up into smaller properties it may be appropriate for the site dimension criteria within PA 21 to reflect that of the new Southern Hills Policy Area 16 (now proposed as Foothills and Coastal Policy Area 16). Minimum site levels would still remain to provide protection from sea level rise.</p> <p>Another option, which is currently available is for any proposed redevelopment/sub-division of the site to be assessed on its merit, taking into consideration the presence of other similar developments within the locality.</p>	<p>No recommended change to DPA - allowing any proposed redevelopment/sub-division of the site to be assessed on its merit</p>
<p>No changes or increase in the number of water users should be permitted until a permanent solution to the erratic and unstable pumped supply is constructed. The current system cannot be relied upon at the times when it is most needed and must be continually reset. Also the continual pressure surges when the pump engages continual damage to water supply system.</p>	<p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p> <p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>This change significantly undermines the character and amenity of the suburbs, making them less liveable and less desirable for those who currently live there.</p> <p>With regard to parking, it is stated in the document that there are at least two adults in over 70% of the homes in Marion, which means that each dwelling requires two car parks, as a minimum regardless of the number of bedrooms.</p> <p>The loss of green space has a number of other effects quite apart from the loss of play areas and recreational areas around the home. This will increase the amount of run-off, as water will not be absorbed by the soil, this will result in increased flooding and infrastructure requirements to mitigate this. As well as potential changes to water tables, and soil movement which may have detrimental effects which have not been determined.</p> <p>The loss of green space also contributes to the urban heat island effect, while lawns and trees provide cooling in hot weather, brick and concrete retain heat and radiate this into the environment. Making the spaces and dwellings hotter and requiring additional energy to maintain temperature internally, and reduces the comfort level externally.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>Provision of on-site car parking will be assessed against Table Mar/2.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>The Development Plan incorporates a number of provisions relating to stormwater runoff, however, it is acknowledged that investigations are required regarding the collection and treatment of increased stormwater disposal.</p>	<p>No recommended change to DPA in response to submission</p> <p>Investigations regarding the collection and treatment of increased stormwater disposal throughout the Council area need to be given consideration, separate to the DPA process.</p>
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<ul style="list-style-type: none"> • Changes, particularly in Seacombe Heights and Seaview Downs will undermine the leafy, spacious dwellings conducive to family living • Reduce house greenery space conducive to families with children (planned environmental landscaping and area is a requirement under present policy) • Reference to older residents downsizing (p63) implies residents want to live in same area in smaller house without consideration that residents selected hills face because of size and restrictions for development • Lower density housing was and remains the attraction for the Southern Hills face residents as this is the diversity within Marion Council (P9) rather than smaller dwellings elsewhere • Traffic and parking congestion has increased and can be linked by the type of development that Marion Council acknowledges was wrong in planning and yet the Council still wants to increase density in areas and so make it more widespread • "Environmental de-greening" is rapidly increasing, thereby decreasing children's play areas and drastically increasing heat in these compacted dwelling further placing great pressures on the electricity grid 	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Provision of on-site car parking will be assessed against Table Mar/2.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>Concerned that increased density will lead to increased traffic and diminished safety for residents/motorists.</p>	<p>Concerns noted.</p> <p>An analysis/review of the road capacity in local streets within Marino would provide useful information in regards to future redevelopment potential.</p>	<p>No recommended change to DPA in response to submission</p> <p>An analysis/review of the road capacity throughout the residential areas in Marion to provide information on future redevelopment potential requires consideration, separate to the DPA process.</p>
<p>The planning of putting more houses closer together has many problems. Firstly overloading existing service, water, sewerage, car parking. Difficult for bins to be emptied as everyone now has at least two cars. New houses with parents with children will want schools (at present there is not enough schools).</p>	<p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p> <p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p> <p>Provision of public services, such as schools is outside the scope of the DPA.</p>	<p>No recommended change to DPA in response to submission</p>

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<p>Considers the DPA should not include the Hills Policy area into the proposed Southern Hills Policy area, but instead should set the Hills Policy area apart as an area of significant beauty and specific character that should be protected and maintained.</p> <p>Considers the DPA does not adequately reflect the character and amenity and features that are important to residents of the Hills Policy Area.</p> <p>Concern the creation of smaller allotments will lead to larger multi storey dwellings of greater height and are not appropriate in an area that adjoins the Hills Face Zone, and is prominently visible from the plains and coast and other areas of scenic beauty.</p> <p>The proposed density and scale of buildings enabled in the current DPA is not consistent with that of the adjoining Council area and the current height limits in the Hills Policy Area should be amended to be 7m, instead of the proposed 9m, and potentially a trigger of 9m making a development noncomplying would be appropriate.</p> <p>There are already options available for residents to remain in the area and 'downsize' as there are already a number of housing options in the locality.</p> <p>Does not consider that an intensification of the number and scale of buildings in the Hills Policy area is warranted other than the conversion of an existing large dwelling to two dwelling units within the same existing built form may be appropriate.</p> <p>Allowing allotment sizes based on land slope is considered reasonable. Land division on sites greater</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Objectives, Principles and Desired Character statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p> <p>Maximum building height remains consistent with current policies. Many dwellings in locality incorporate heights between 7-9 metres. Two storey dwellings, which are envisaged in the area, typically incorporate a height in the order of 7.5 – 8.5 metres. Limiting heights to 7 metres is inconsistent with the form of development sought.</p> <p>The DPA seeks for minimum allotment sizes of 400 square metres for sites steeper than 1:8, which may lead to excessive earthworks and amenity impacts upon neighbours.</p> <p>Minimum allotment areas for steeper sites, such as those in the order of 1:6, may warrant further investigation.</p> <p>Provision of infrastructure is an Adelaide-metropolitan wide matter that, will, over time, require significant investment and upgrades. The DPA recognises that infill development will occur incrementally, allowing authorities time to monitor impacts and required upgrades.</p>	<p>Acknowledging Council's resolution of 27 November 2017, the generally steeper land in the south-east portion of Marino will return to the same parameters as the current Hills Policy Area under a new zone heading of Escarpment.</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>than 1:8 in grade should be discouraged and on sites greater than 1:5 should be considered noncomplying.</p> <p>The DPA does not identify how a development will be designed to reuse water onsite. A simple suggestion of 5000 Gallons (22500Litres) for a house containing up to 3 bedrooms or rooms that could be used as bedrooms, and an additional 1000Gallons for every bedroom thereafter may be an appropriate starting point.</p> <p>Concerns regarding impact on aging infrastructure for water, or for that matter, telecommunications or gas or power.</p> <p>Policy Area Principle 5 means that an adjoining property owner may suffer significant financial loss due to a proposed development diminishing the views and amenity. The Principle enables dominant built forms to prevail which will dominate the skyline and remove the vistas and views of the natural environment, as well as the built environment over the plains.</p> <p>Principle 2 offends the objectives 1, 2 and 3 of interfaces between land uses. Whilst the use of the adjoining land may also be a residential dwelling, it is still a separate land use to that of a proposed development. This proposed principle does not protect the existing development from the effects of a potentially large incompatible development.</p> <p>This proposed principle also offends the established case law, which shows that a view is an amenity and should be provided with the same protection as other amenities within the Development Plan.</p>	<p>No major concerns raised by state agencies regarding provision of infrastructure through DPA consultation process.</p> <p>Policy Area Principle 5 is intended to provide greater clarity regarding the impact of development upon one's view, as development that is reasonable and anticipated should not be prevented due to one gaining view/vista over private land. Principle 5 is to be read in conjunction with other applicable policies relating to bulk/scale, setbacks, building height and other factors that relate to the visual impact of buildings.</p> <p>The Interface Between Land Uses chapter of the Development Plan relates to adjacent/adjoining land uses different to one another.</p> <p>Development suggested as noncomplying is considered inappropriate given it relates to elements of division/development that should be considered on-merit.</p> <p>Development suggested as Category 2 is inconsistent with the intent of the Policy Area to accommodate two storey dwellings. Land division (consistent with intent of Zone) is expressly listed as Category 1 in the Development Regulations. Final point relating to "may reasonably be considered..."; this test does not provide adequate certainty/clarity for the relevant authority or applicant.</p>	
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<p>Things to consider for procedural matters: Non-complying development</p> <ul style="list-style-type: none">• Land division on land with a slope greater than or equal to 1:5;• Any building with a building height from its lowest footing to highest point greater than or equal to 9m <p>Category 2 Development</p> <ul style="list-style-type: none">• Any building greater than 6m overall height from its lowest footing to highest point, or greater than 1 storey;• Land division creating between 4 and 10 allotments;• Land division on land with greater than 1:8 slope;• Any building that may reasonably be considered to negatively affect the amenity of an adjoining property in terms of overlooking, bulk and scale or diminishing of views		
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<p>I consider this Coastal Conservation Zone should extend along the cliff top to the Council's northern boundary to Seacliff.</p> <p>The cliff section should not be abused, and profited from, by greedy developers and to preserve the coastal walking trail. No doubt you are aware that this coastal strip is very susceptible to any damage by storms and human interference of any kind in view of its shattered shale/rock nature and subsequent slippage.</p> <p>I recommend Council classify the cliff top and any vacant land along this strip as coastal conservation zone to stop further plunder of our wonderful coast line and adjoining cliff top walking trail.</p>	<p>The Coastal Conservation Zone does follow the cliff top between the Hallett Cove Conservation Park and Seacliff.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>I would like to see the DPA continue, with some regard to density and valued aspects of the character identified – requiring alterations to the wording of the DPA in a quantitative and qualitative sense.</p> <p>The matters that I'd like to see addressed are principally:</p> <p>1. A further reduction in minimum frontage widths for new development so that the pattern of development over time is reflective of the idiom increased residential density.</p> <p>a. For example I consider that on land with a slope of less than 1 in 8:</p> <p>i. minimum frontage for a detached or semi-detached dwelling site could be in the order of 8.5 metres whereas the Development Plan Amendment has arrived at a 10 metre frontage minimum.</p> <p>ii. Minimum frontage for row dwellings could be 8 metres rather than the proposed 9 metres.</p> <p>iii. Other dwelling types (group, residential flat) could be 17 to 18 metres.</p> <p>iv. Possibly more for steeper blocks but not substantially.</p> <p>b. I consider the 8.5 metre frontage minimum to be more in keeping with the existing pattern of subdivisions which is approximately 17 metres to 18 metres as an average. Some are wider at 20 metres but this is not the norm. I have attached two graphic representations to show you what I mean – you'll see a few streets for starters where the existing housing lots are around 17 metres wide – and if they were to</p>	<p>The minimum block widths reflect the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10). To seek smaller allotment widths on steeper sloping land could result in less than desirable development.</p> <p>Acknowledging Council's resolution of 27 November 2017, land in the southeast portion of Marino will return to the same parameters as the current Hills Policy Area requiring allotment sizes of 700m² and frontages of 18 metres</p> <p>The valued aspects of the existing character mentioned only relate to a small number of properties; there is a wide variation in the styles, materials and landscaping of the housing stock within the suburb. The Desired Character statement seeks building design of a high architectural standard which would make a positive contribution to the streetscape and character of the locality. This is seen as appropriate.</p> <p>The DPA seeks to enable an increase in housing diversity and density adjacent the Marino and Hallett Cove train stations.</p> <p>Even on flatter land, site areas of 175m² to 200m² may result in inappropriate development for the area. These site areas are less than those allowed in the higher density residential areas in the north of the Council area. An assessment on merit for higher density development would ensure a more appropriate development.</p> <p>Further consideration of the differences/particular characteristics of the various suburbs/areas in the southern part of the Council area may be beneficial in ensuring the most appropriate types and density of development is chosen.</p> <p>Noted</p>	<p>No recommended change to DPA in response to submission</p> <p>(Acknowledging Council's resolution of 27 November 2017, land adjacent the Marino train station on the eastern side of the train line (and south of Jervois Terrace) will return to the parameters of the Hills Policy Area)</p> <p>Reasons for this amendment are outlined in Attachment F of the SCPA, under the heading Southern Part of Council Area</p>
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<p>be divided 'down the guts' the width of resultant allotment would be 8.5 metres.</p> <p>c. This is appropriate in my view and not reliant on unnecessary amalgamation of neighbouring allotments.</p> <p>2. The desired character statement keeping with the valued aspects of the existing character – particularly in terms of building materials including timber, rocks and stones – coastal gardens and native vegetation. The wording needs time and good consideration.</p> <p>3. Further reduction in the minimum lot size for properties adjacent train stations within the policy area to 175m² to 200m² per allotment with a 3 storey height limit.</p> <p>4. The manner in which Marino can be represented in the DPA – maybe it is a discrete Marino Policy Area or Marino Precinct within the Residential Zone however I wouldn't like to see the word 'character' or 'heritage' included in that name.</p> <p>5. Some modelling provided for discussion.</p> <p>6. Possibility that Seacliff Park shares many of the attributes of Marino and that opportunities in that suburb could be similar to those developed for Marino.</p>		
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<p>Sub-dividing existing housing blocks so that a house may be built on an area as small as 350 square metres would change the existing environment dramatically, increasing traffic, noise, street parking and pollution.</p> <p>The larger blocks give children space to play outside in these properties, which is good for their health, and promotes community involvement.</p> <p>We strongly oppose any changes to the zoning regulations for this area to prevent developers moving in and changing the unique environment that already exists.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Objectives, Principles and Desired Character statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>Concerned about minimum allotment sizes of 350 square metres. This would change the existing environment dramatically, increasing traffic, noise, street parking and pollution.</p> <p>There is considerable traffic both morning and afternoon, because of drop-off and pick-up of children attending the nearby Seaview Downs Primary School. There is also a danger to children walking to and from school.</p> <p>The larger blocks give children space to play outside in these properties, which is good for their health, and promotes community involvement.</p>	<p>Concerns noted.</p> <p>Increased densities within established suburban areas minimises the costs of infrastructure and provides more efficient use of public transport and existing services and facilities.</p> <p>The Development Plan incorporates a number of provisions relating to energy efficiency and overlooking. It is acknowledged however, that it increased densities will likely result in the removal of existing vegetation and reduce the separation of buildings; impacting upon residents' sense of space and privacy.</p> <p>Objectives, Principles and Desired Character statement of the (now proposed) Foothills and Coastal Policy Area and Escarpment Policy Area considered to appropriately guide development to have minimal impacts upon natural landform and visual impact upon adjoining land.</p>	<p>No recommended change to DPA in response to submission</p>
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<p>ADC supports the proposals in the DPA to -</p> <ol style="list-style-type: none"> 1 Create the new "Southern Hills Policy Area 16"; 2 Expressly allow for semi-detached, group, residential flat building and row dwellings in the new PA 16; 3 Modify the minimum allotment sizes and minimum frontage requirements (depending on the topography) site coverage limit and the floor area ratio in the new PA 16. 4 Modify the Residential Zone default setbacks 5 Modify the Residential Zone noncomplying triggers to remove some forms of group, multiple, residential flat, row dwelling and semi-detached dwellings from the noncomplying <p>The only matter that we suggest might benefit from further variation is the measures specified for row dwellings in Southern Hills Policy Area PDC 10. The minimum site area in the DPA (depending on the gradient being above or below 1:8) is 300 or 350 m² The minimum frontage is proposed in the DPA at 9 or 10 metres (depending on the gradient being above or below 1:8) and 12 metres if fronting an arterial road.</p> <p>The overall design is important in achieving the amenity needs for occupants and the local area and ensuring safe and convenient access for vehicles. However, those dimensions are sufficient to allow the designer to achieve those requirements.</p> <p>The benefits of enabling such smaller dimensions for row dwellings include the potential diversity of</p>	<p>The minimum allotment dimensions for row dwellings are similar to the dimensions currently required in the flatter northern section of the Council area (current Northern Policy Area 13 and proposed Marion Plains Policy Area 10), which are also better located to public transport and activity centres.</p> <p>An assessment on merit for higher density development would ensure a more appropriate development.</p>	<p>No recommended change to DPA in response to submission</p> <p>An assessment on merit for higher density development would ensure a more appropriate development.</p>
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dwelling size, increased density and affordable housing products.

There is a need to provide for a range in row dwelling site sizes to properly provide a range to meet the needs of the community. Because of these matters, we suggest that instead of having a set of absolute minimum areas and dimensions, such minima might be a useful default. The opportunity to develop on smaller sites should be enabled by the policy in appropriate circumstances. The policy could therefore be expressed as having the smaller dimensions in PDC 10, but with a further policy which provides that larger dimensions may be required in certain situations.

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