

# HOUSING DIVERSITY DEVELOPMENT PLAN AMENDMENT

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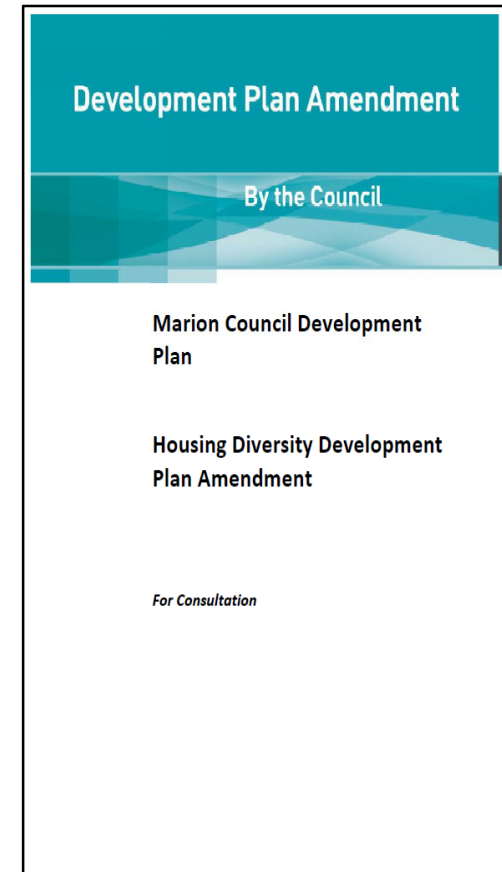
MARINO RESIDENTS ASSOCIATION



# HOUSING DIVERSITY DPA

## Background

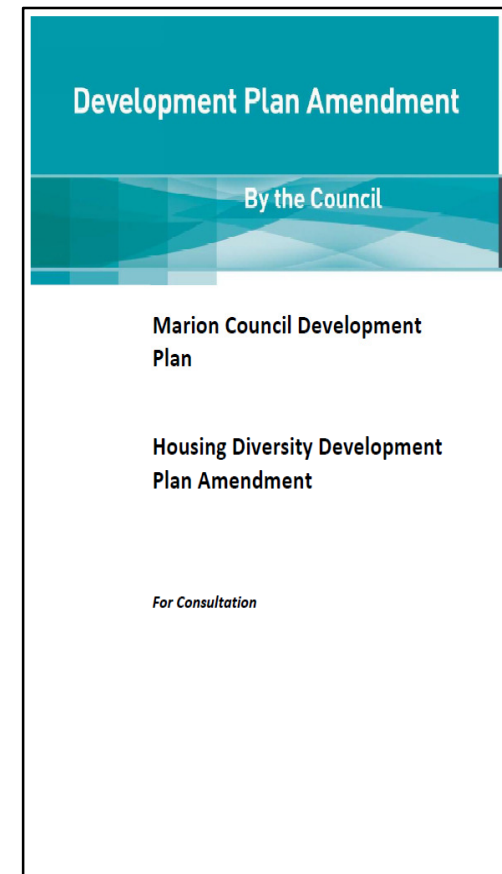
- Each Council has a Development Plan that provides guidelines on what new development can be built and where.
- Development Plans must be regularly reviewed and updated to ensure they cater for changing population and housing needs.
- Since 2015, the City of Marion has extensively reviewed our Development Plan, resulting in the *Housing Diversity Development Plan Amendment*.



# HOUSING DIVERSITY DPA

## Objectives of the DPA

1. Lower density in the northern part of the Council to address issues with infill development
2. New character areas in Glandore, Edwardstown, South Plympton & Plympton Park
3. Greater housing diversity in the south
4. Greater density/diversity and mixed use development near transit corridors and activity centres
5. Mixed use development in local and neighbourhood centres



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## Key Policy Changes

### Marion Plains Policy Area

The proposed Policy Area seeks to address a number of the common issues associated with infill development by introducing strengthened design criteria and larger site dimensions. (traffic congestion, excessive on-street car parking and incompatibility with existing streetscape character)

An attractive residential environment containing a variety of housing types to meet demand, although at a lower density than allowed under current policy area and a maximum of 2 storeys in height.

### Residential Character Policy Area

The Housing Diversity DPA proposes to expand the borders of the existing Residential Character Policy Area to capture other areas with pre-1950's housing of similar character that are worthy of protection.

### Suburban Activity Node Zone

The proposed Suburban Activity Node Zone will be located around Westfield Marion, within close proximity of train and tram stations, and along certain Arterial Roads.

- A Zone that includes a range of medium and high density residential development supported by a mix of compatible retail & commercial land uses at an appropriate scale.
- Buildings of between 2 and 6 storeys in height are envisaged within the [Zone](#). Shops, cafes and other commercial uses are encouraged at street level, while residential apartments will be located on upper floors.



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## Urban Corridor Zone

The Urban Corridor Zone is proposed to replace both existing Residential and Commercial Zones along Marion Road, encouraging a mixture of both residential and commercial development so people can work, shop and access a range of services close to home.

The Zone envisages buildings of up to 3 storeys in height comprising a variety of land uses including shops, cafes and other commercial uses at street level, with upper floors being used for residential purposes.

## Local and Neighbourhood Centre Zones

Within the Marion Council Area, there are currently;

19 Local Centres; and

21 Neighbourhood Centres

Proposed to amend the existing Local and Neighbourhood Centre

Zones to:

- Encourage dwellings located above retail/commercial development.
- Introduce a maximum building height of 2 storeys in Local Centre Zones
- Introduce a maximum building height of 4 storeys in Neighbourhood Centre Zones,



# SOUTHERN HILLS POLICY AREA 16

## Key Policy Changes

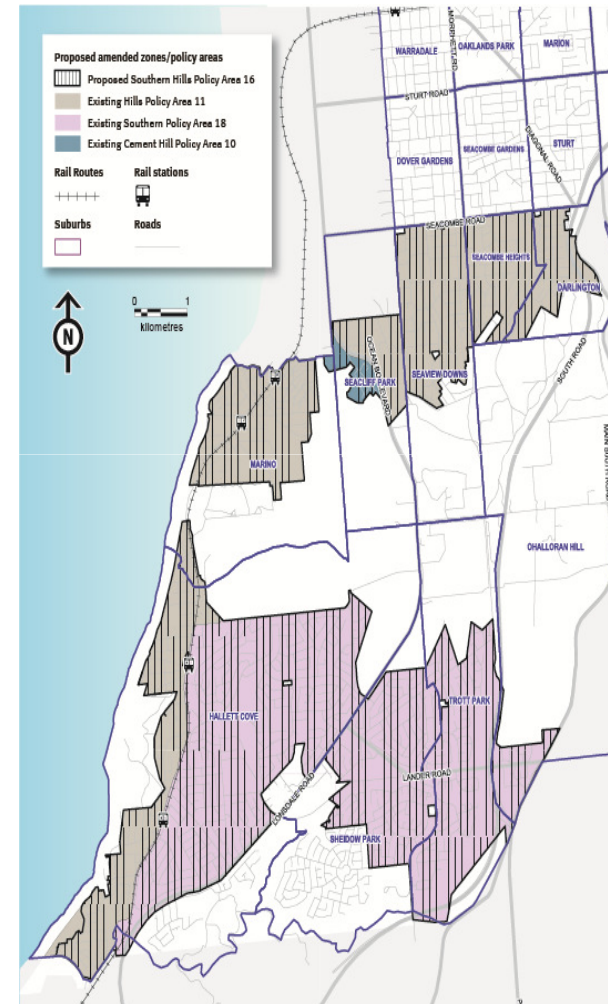
The proposed Southern Hills Policy Area 16 will be located in the southern regions of the City of Marion (south of Seacombe Road).

The Policy Area is proposed to replace the existing Cement Hill Policy Area 10, Hills Policy Area 11 and Southern Policy Area 18.

New minimum site dimensions apply to encourage greater housing diversity on appropriate sites.

## Desired Character for Southern Hills Policy Area

- Predominantly low density dwellings exhibiting a variety of architectural styles
- Improve housing diversity compared to existing housing stock by increasing the mix of densities and housing types
- Steeper sites may need to exceed minimum site areas to avoid excessive site works



# SOUTHERN HILLS POLICY AREA 16

## Minimum Site Areas and

### Frontages

| DWELLING TYPE  | MINIMUM SITE AREA (m <sup>2</sup> ) / MINIMUM FRONTAGE (m) |  |   |  |
|--|--|--|---|--|
|  |  | CURRENT                                  |   | PROPOSED                                   |
| <b>Dwelling Type</b>   | <b>Residential 1</b><br>(previous)                         | <b>Hills Policy Area 11</b><br>(current) | <b>Southern Policy Area 18</b><br>(current - elsewhere in southern suburbs) | <b>Proposed Southern Hills Policy Area</b> |
| <b>Detached</b>  | 420<br>15  | 700/900/1100*<br>18/20/20*               | 420<br>14   | 350/400**<br>10/12**                       |
| <b>Semi-detached</b>   | -  | -  | 350<br>12   | 350/400**<br>10/12**                       |
| <b>Row Dwelling</b>  | -  | -  | 280<br>8  | 300/350**<br>9/10**                        |
| <b>Residential flat building</b><br>(units - attached)   | -  | -  | 300<br>20   | 300/400**<br>20/20**                       |
| <b>Group dwelling</b><br>(units/hammerhead – not attached)   | 450<br>18  | 700/900/1100*<br>24/26/26*               | 300<br>20   | 300/400**<br>20/20**                       |
| *dependent on site gradient – less than 1:10 / between 1:10 and 1:5 / more than 1:5                      |  |  |   |  |
| **dependent on site gradient – less than 1:8 or more than 1:8  |  |  |   |  |
| <i>Example of site gradient (1:8) – a difference in height of 1 metre for every 8 metres in distance</i> |  |  |   |  |



# SOUTHERN HILLS POLICY AREA 16

## Actual Allotment Sizes in Marino

- Frontages range between 18m and 21m
- Depths range between 42m and 53m
- Areas range between 500m<sup>2</sup> and 1000m<sup>2</sup> (predominantly around 800m<sup>2</sup> - 900m<sup>2</sup>)

## Minimum Site Depths

- remains the same – 20m (detached dwellings etc) and 45m (group dwellings and residential flat buildings).

## Building Heights

- remain the same – maximum of 2 storeys (9 metres)

## Site Coverage

- increases from 35% to 40%

## Front Setbacks

- changed from 8 metres to the average setback of adjoining properties

## Side Setbacks

- ground floor reduced from 2 metres to 0.9 metres / 2 metres for second storey / can be located on side boundary (max 3m in height and 8 metres in length)





# SOUTHERN HILLS POLICY AREA 16

## Rear Setbacks

- changed from 8 metres to 6 metres for single storey
- may be reduced to 3 metres for 50% of width of site if gradient is less than 1:8
- 8 metres above 3 metres height (second storey)

## Consideration of Topography

- Limited cut and fill and associated retaining walls/split level housing

## Increase in Development Potential in the Area

- In 2016 there were 10,524 dwellings within the southern area; covered by current Hills Policy Area, Southern Policy Area and Cement Hill Policy Area
- Realistic Potential for this part of the southern area is currently 1,361 additional dwellings (12% increase).
- Realistic Potential with proposed changes results in 1,811 additional dwellings (17% increase) – a difference of 450 more dwellings throughout this part of the southern area.
- No detailed numbers for Marino are currently available
- The above additional dwelling numbers relate to sites that strictly meet the minimum site area and frontage requirements \_ this figure could increase if a proposed development is considered, on merit, to be appropriate even though the site lacks sufficient frontage or site area.



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**HAVE YOUR SAY...**



# HOUSING DIVERSITY DPA

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## Have your say...

Now we want to hear your views about the proposed changes within the Housing Diversity DPA.

Have your say by;

- Completing an online submission on the Making Marion Website, or
  - Complete a hard copy of the online submission form

**The Public Consultation period ends on Tuesday 14 November.**

**Thank you for having your say on how to make Marion a better place to live, work and play.**

