



Marino Residents Association

Incorporating Kingston Park

Helping to build a better Community

MRA presentation to Public Hearing on Housing DPA20 NOV

Good evening. My name is David Bagshaw, President of Marino Residents Association incorporating Kingston Park. Tonight, I am here to present the disparate views expressed by some members of the Marino community at our successful public forum, held on November 1. This forum, with over 50 people in attendance, was supported and represented by a local elected member and officers of Council.

This ambitious and bold City of Marion Housing Diversity DPA is a sound initiative in response to the broader *30 Year plan for Metropolitan Adelaide*. Council should be commended; however, that commendation comes with some qualifications.

I do not propose to address the detail of the views expressed at the forum and in the many written submissions; there are others more qualified than me to address those matters. I will deal with the strategic thinking that came out of our forum and in discussion with many in our community.

In essence the views expressed are varied, there was some enthusiasm for increased housing diversity, and there was equal concern over the potential negative impacts in Marino.

The main concern was that there was not enough information available to answer the many questions or enough time allocated to make an informed decision.

In essence, it is hard for members of the public to truly imagine the impact of the changes, as the information provided was very generic. It was felt that more case studies or live examples are needed to help people understand the impact the implementation of the DPA would have on Marino. More modelling of the impact beyond "statistical yield" would have helped.

It is interesting to note, that the City of Holdfast Bay are developing a similar DPA. However their first step was to establish "a housing strategy" that would respond to the increased density. This strategy provides graphic examples of what the changes will look like in terms of character, housing types and amenity. They are undertaking public consultation on the "strategy"; round 1 closed today. This housing strategy, we understand, will inform the DPA process and aid the community understanding of the impacts and their ability to influence the final outcome.

The City of Marion DPA, as others have argued, has little emphasis on the "amenity" and "essential character" of Marino. Marino needs to be treated as a "Special Area" and its essence protected and enhanced through the DPA; the DPA needs more

MRA presentation to Public Hearing on Housing DPA20 NOV

guidelines, not only for individual development but zones to ensure that the character of streets and neighbourhoods are consistent rather than haphazard, with more regard to neighbourhood character.

Overall it is seen as a good idea but "*it is too little too late*", and the DPA does not provide sufficient information, modelling or time for residents to respond to it in an informed way.

It is also of significant note, that the proposed DPA for the Cement Hill development is still not resolved. Clearly this medium to high density development, which will yield up to 600 new homes, will have significant impact on Marino, almost doubling the population. Surely this needs to be resolved in concert with any general DPA for Marino. Together these DPA's will have potentially wide ranging impacts on infrastructure in Marino; something that has not been addressed in the DPA process and something that is naturally fuelling unhappiness in accepting the Housing Diversity DPA as it stands.

An 8 week consultation period for a city- wide Housing focussed DPA would appear to be unprecedented. It puts undue pressure on both the community and the council staff. The expectation that Council need to take the feedback gained from the consultation with the community, including this hearing, and translate it into an amended draft DPA for sign off by Full Council on 27 November prior to a submission to the minister on December 1; is both unreasonable and unwise.

We were informed at the forum, where residents resoundingly expressed their concern for the inadequate consultation and time allocation, that Council is powerless to challenge the State Government on this incredibly tight time frame.

We ask Council, through this committee, that it seeks permission from the State Government to extend the time line and consultation process as it relates to the Southern Hills Policy area; and that it addresses these shortcomings via a more integrated modelling approach, including infrastructure impact assessments and further consultation.

Thank you for the opportunity to make this presentation this evening.