

Development Plan Amendment

By the Minister

Marion Council Development Plan

Oaklands Park Renewal Development Plan Amendment

Executive Summary and Analysis

For Consultation



Government of South Australia
Attorney-General's Department

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DEVELOPMENT PLAN AMENDMENT SUMMARY

INTRODUCTION

The Minister for Planning and Local Government has released the Oaklands Park Renewal Development Plan Amendment (DPA) for consultation which affects land in the City of Marion.

The DPA proposes changes to the planning policy framework for land in Oaklands Park which is predominantly owned by the SA Housing Authority (SAHA). The affected area contains 255 government-owned community properties, many of which are near the end of their economic life, together with 15 privately owned dwellings.

The redevelopment project, led by Housing Renewal Australia Pty Ltd, will redevelop 255 SAHA houses, replaced one-for-one with new social housing homes, and deliver in the order of 425 additional homes to the market, resulting in a mixed tenure development. The project has a direct construction value of more than \$130 million, and will create an estimated 1215 jobs over eight years.

A key feature of this DPA is to provide a planning framework that will enable the redevelopment of the area to be undertaken in an efficient manner but also delivers affordable housing options.

The site is of strategic value as it can provide important infill opportunities for improved housing density and affordability in middle metropolitan Adelaide. It can address our changing population demographics whilst also delivering significant improvements in social housing stock and the subsequent quality of life for residents. The area is in proximity to public transport, retail and other services, and offers good opportunities to upgrade – and improve linkages to – existing open space including the Bombay Street Reserve and Oakland Park Wetlands.

HAVE YOUR SAY

The Development Plan Amendment (DPA) is on consultation for eight weeks.

Submissions should be addressed to:

The Presiding Member, State Planning Commission, c/- Attorney-General's Department:

- by post: GPO Box 1815, Adelaide SA 5001, or
- by website:
https://plan.sa.gov.au/have_your_say/system_amendments#currentamendments

The State Planning Commission has been established to act as the state's principal planning advisory and development body. The Commission will provide advice to the Minister on the DPA.

The Commission will hold a public hearing at a date and place to be advised where a submission indicates that a person wishes to be heard. Note that due to ongoing COVID-19 concerns, the format of the public hearing (i.e. whether in person or on-line) will not be determined until consultation is closed in case the hearing is required to be conducted on-line rather than with a physical presence.

Public information sessions are proposed – for more information see https://plan.sa.gov.au/have_your_say/system_amendments#currentamendments or you can contact the Attorney-General's Department on 1800 752 664 for further information.

Public submissions will be made available following the consultation period until the public hearing is held.

Following receipt of the Commission's advice, the Minister will decide whether to approve, amend or refuse the DPA.

THE AREA AFFECTED BY POLICY CHANGE

The area affected by this DPA comprises approximately 19.25 hectares of residential land and 2.5 hectares of open space in Oaklands Park in the City of Marion, as set out in Figure 1 below.

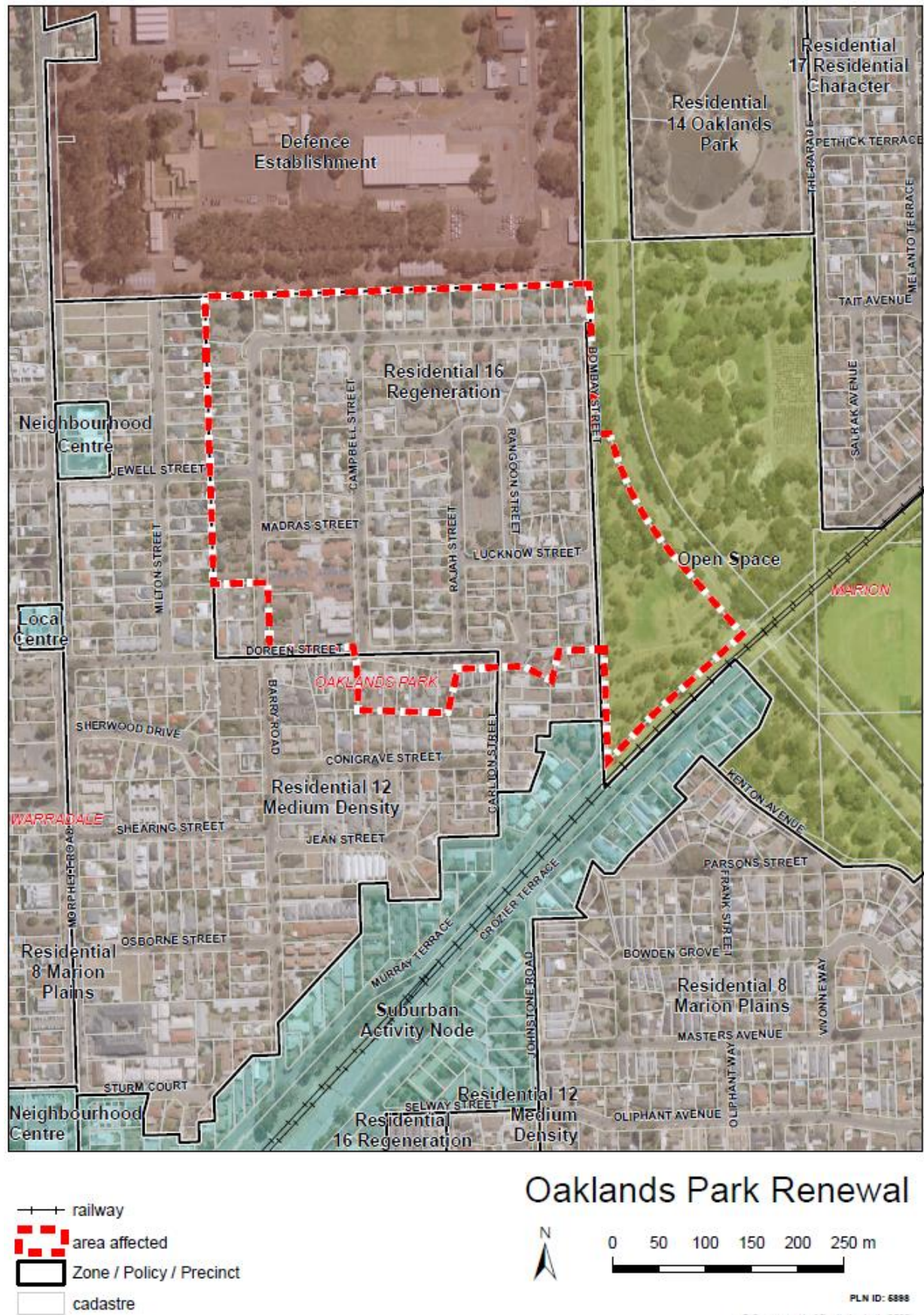
The area affected is generally bound by properties fronting Barry Road (west) and Doreen Street (South), the Warradale Barracks (north) and Sturt River (east).

The residential land is currently zoned **Residential – Regeneration Policy Area 16** and **Medium Density Policy Area 12**.

The Bombay Street Reserve, which is owned by the City of Marion, has been included in the DPA investigation area to reflect the broader development agreements, however, it is emphasised that the policy framework for this land is not proposed to be amended and it is to remain as **Open Space Zone**.

The affected area has access to public transport, open space, retail, services and employment. Access to the affected area is via Jewell and Doreen Streets to the west which, in turn, provide access to Morphett Road, or via Bombay Street and Murray Terrace which intersects with Morphett Street and Diagonal Road at a recently upgraded intersection. The Oaklands Park rail station is located at this intersection also, some 500 metres from the affected area.

Figure 1: Map of Area Affected



WHY WE ARE CHANGING PLANNING POLICY

The proposed redevelopment of the affected area is an undertaking of strategic importance by the State Government. It intends to replace 255 outdated social housing sites with one-for-one, fit-for-purpose residential dwellings. Surplus land will also be redeveloped to provide in the order of 425 dwellings for the general market, creating a mixed tenure community with private, social and affordable housing. Much of the existing social housing stock is in poor condition and / or at the end of its economic life and further, the low density format significantly underutilises the valuable land assets. The project will provide important infill opportunities including improved housing density, diversity and affordability in middle metropolitan Adelaide and deliver significant improvements in social housing stock and the subsequent quality of life for residents.

The affected area is currently zoned **Residential Zone – Regeneration Policy Area 16** and **Medium Density Policy Area 12** which seek a diversity of medium-density dwellings, including group and row dwellings and residential flat buildings. Development is supported to a height of two to three storeys (depending on the particular policy area). The policy promotes the amalgamation of properties to facilitate more intensive development formats and provide for different accommodation requirements of the population.

This DPA reviews the policy with the intent of strengthening the focus on delivery of medium-density residential infill development in a manner that utilises the land with increased efficiency, whilst ensuring the development of a healthy and amenable community environment.

In addition, a key focus of the DPA will be to review the development assessment pathways to provide the ability to expedite development approval processes. An essential criteria for this is the presence of a single developer for a large redevelopment, and the ability to provide a detailed master plan that will ensure a coordinated and cohesive development which addresses the planning policy framework and infrastructure requirements. In this case, the majority of the affected area is owned by the SAHA, but is being developed by Housing Renewal Australia (HRA).

The proposed DPA policy identifies a range of specific criteria that will enable qualifying residential development to be processed as ‘complying’ development – i.e. guaranteed planning consent (where standards are met). Development that does not qualify will be required to be considered on its merits against the standard provisions. With the future transition to the Planning and Design Code (the Code), the proposed ‘complying’ development criteria are proposed to be upgraded to ‘accepted development’, and in conjunction with a separate, authorised ‘building envelope plan’ will qualify certain development to not require planning consent.

The Bombay Street Reserve, which is in the **Open Space Zone**, is also included in the affected area. It is highlighted that no changes are proposed to the policy framework for this land; it is to remain as open space and has only been included to reflect external agreements between HRA and Council to upgrade the reserve infrastructure as part of the redevelopment project.

SUMMARY OF THE ZONE CHANGES

The DPA is proposing to make changes to the Marion Council Development Plan as follows:

- Replace the **Residential Zone – Regeneration Policy Area 16** and **Medium Density Policy Area 12** with a new **Urban Renewal Neighbourhood Zone – Master Planned Renewal Policy Area 25** within the affected area
- Introduce the Affordable Housing Overlay over the affected area
- Consequential zone, policy area and mapping amendments to reflect the policy changes.

No changes are proposed to the **Open Space Zone** which applies to the Bombay Street Reserve and which is identified as part of the area affected by this DPA.

Legislative Requirements

The DPA has been prepared in accordance with requirements of the *Development Act 1993* (the Act) and the *Development Regulations 2008*. The Act provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Planning and Local Government (the Minister) to amend a Development Plan.

In this case, the Minister is undertaking the amendment pursuant to section 24(1)(g) of the Act which states that the she may amend a Development Plan:

...where the Minister considers that an amendment to a Development Plan is appropriate because of a matter which in the opinion of the Minister is of significant social, economic or environmental importance.

Prior to the preparation of this DPA, the (former) Minister received advice pursuant to section 26(3) of the Act which requires that:

A DPA may only be prepared after the Minister has considered the advice of a person with prescribed qualifications.

South Australia's planning system is transitioning to the *Planning, Development and Infrastructure Act 2016* (the PDI Act), which is replacing the *Development Act 1993* in stages. The PDI Act sets out a new way in which development applications and development policy will be assessed and monitored across the state.

As part of this, Development Plans for each Council are being replaced by the Code which provides a consistent planning policy framework for all development across the state. The Code has already been implemented over the outback areas (Phase 1) and regional areas (Phase 2). Phase 3 of the Code, which covers greater metropolitan Adelaide, will be implemented as the final phase.

This DPA will be processed and progressed according to the requirements of the Act, under which it was initiated. However, the policy framework that is being designed to affect the subject lands will be prepared having consideration to the Phase 3 Code framework to ensure a smooth transition at its implementation.

Future amendments to Code policy will be undertaken via section 73 of the PDI Act and will be required to comply with the Community Engagement Charter which aims to get local people involved early to design neighbourhoods and has legally binding principles of engagement to ensure the way authorities get local people involved is inclusive, fit for purpose and transparent.

ANALYSIS

1 BACKGROUND

A key tenet of *The 30-Year Plan for Greater Adelaide – 2017 Update* (the Plan) is the provision of a range of housing to meet our growing and diversifying population requirements. Central to this is the need to focus on infill residential development as the over-reliance on the historical model of expanding our city into new greenfield areas is now recognised to carry a range of long-term costs including increasing traffic congestion, cost of living pressures and increasing infrastructure costs. On this basis, the Plan promotes development within the existing urban footprint and encourages opportunities for housing choice, improved affordability for homebuyers, reduced urban sprawl and a reduced burden on taxpayers for future infrastructure.

This DPA explicitly examines an area in Oaklands Park which presents a significant opportunity for infill development and updating of social housing infrastructure in line with the targets of the Plan.

The SA Housing Authority (SAHA) has resolved to upgrade outdated housing stock in Oaklands Park as much of it has reached the end of its economic life. The SAHA-owned dwellings are to be renewed as their condition varies from poor to average and the majority are beyond their useful life. The majority of these properties were developed with a low density format that is not meeting resident needs. Approximately 255 SAHA properties are to be replaced on-for-one, with 12 additional SAHA properties to be retained as they are in good condition.

SAHA has entered into a Heads of Agreement with Housing Renewal Australia (HRA) Pty Ltd to redevelop SAHA-owned properties, the outcome of which will be to provide 255 new, high quality, fit-for-purpose dwellings to be managed by Junction Australia for the long term. In addition, the additional land that will result from the redevelopment will provide for an additional (approximate) 425 dwellings that will be put to market and play an important role in providing greater choice in housing affordability and diversity within the neighbourhood, meeting the needs of first home buyers and down sizers, and enabling aging-in-place (i.e. providing opportunities for local residents to remain close to existing family and community services).

HRA has also entered into a Memorandum of Agreement with Council regarding the infrastructure delivery and building envelopes for the proposed development.

Fifteen privately owned dwellings are not directly affected by the HRA redevelopment project, but are within the area identified for rezoning and will be affected by the policy changes.

Whilst the existing zoning for the area supports medium density development, including the amalgamation of landholdings to result in increased density outcomes, the DPA seeks to amend the policies to enable increased densities and maximise development opportunities whilst also encouraging the delivery of amenable and healthy community development outcomes.

At the same time, the fact that this large development is in the hands of a single developer brings with it a number of planning advantages – namely, the master planning of a coordinated and cohesive development. Key to this will be the delivery of planning efficiencies and the examination of opportunities to streamline the development approval processes. This DPA proposes to enable dwellings that meet certain criteria to qualify as ‘complying development’ – i.e. approval is guaranteed. This approval pathway is proposed to be upgraded with the transition to the Planning and Design Code (the Code) to enable qualifying development to be considered ‘accepted development’ and avoid the need for planning consent. Further discussion is provided in *Section 4 – Proposed Zoning* of this report.

HRA has undertaken extensive consultation with the Federal and State Governments as well as with the City of Marion to determine a way forward for the development. It intends to undertake a

significant consultation process with the community, in conjunction with the consultation of this DPA process, to ensure the community has a sound understanding of the impending changes and is given a voice in the directions proposed.

Figure 2: Concept Plan for street layout



Source: Design IQ

2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

Various strategic documents have been considered in preparing this DPA, including overarching State Government strategies and plans produced by local government (refer to the *References / Bibliography* for a comprehensive list of all publications considered). Additional information about the South Australian planning system and links to relevant key strategic and demographic documents can be found at <http://plan.sa.gov.au>.

The strategies and plans which are most pertinent to planning policy and this DPA are summarised below as they have a direct influence on the planning policy directions proposed in this DPA.

Key findings of other strategic plans of relevance, including local plans and directions, have been summarised in *Appendix 1 – Strategic Objectives and Priorities*.

2.1 Consistency With The 30-Year Plan For Greater Adelaide

The Planning Strategy presents current State Government policy for development in South Australia based on key economic, social and environmental imperatives. It seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure. It also indicates directions for future development to the community, the private sector and local government.

The 30-Year Plan for Greater Adelaide – 2017 Update (the Plan) is the relevant volume of the Planning Strategy for South Australia and applies to the areas affected by this DPA. The Plan has been prepared by the Government to guide the community, local government, business and industry and is consistent with South Australia's Strategic Plan.

The Plan identifies 6 targets, underpinned by a range of policies that will help measure progress on delivering a new urban form and how Greater Adelaide will become a more liveable, sustainable and competitive place. The following are of relevance to this DPA:

- **Target 1: Containing our urban footprint and protecting our resources**
85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045.
- **Target 2: More ways to get around**
60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045.
- **Target 3: Getting active**
Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045.
- **Target 4: Walkable neighbourhoods**
Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan Adelaide by 25% by 2045.
- **Target 5: A green liveable city**
Urban green cover is increased by 20% in metropolitan Adelaide by 2045.

- **Target 6: Greater housing choice**

Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045.

The DPA seeks to deliver the targets of the Plan by facilitating the development of a diversity of infill housing on underutilised land within Adelaide's existing urban footprint, in proximity to established residential areas, open space, retail and community services, employment as well as transport infrastructure, including the Adelaide-Seaford rail corridor.

Targets and policies of The Plan that are of particular relevance to this DPA are detailed in *Appendix 1 – Strategic Objectives and Priorities*.

2.2 State Planning Policies for South Australia (Jan 2019)

The *Planning, Development and Infrastructure Act, 2016* (PDI Act) establishes a new strategic and planning policy framework for South Australia's Planning System. The State Planning Policies for South Australia (SPP) is the highest order statutory instrument for South Australia's planning system and will guide both regional and metropolitan planning and development in the future. The SPP outlines matters of importance to the state in land use planning and development.

Within the PDI Act, the SPP are given effect through the creation of planning instruments, including Regional Plans and the Code within the new planning system. Their consideration is important in ensuring consistency with any transition of existing Development Plans to the new Code.

The SPP outlines 16 policies which sets out the overarching goals for the state and requirements for the planning system, of which the following seven are of specific relevance to this DPA:

- **SPP 1 Integrated Planning:** *Integrated planning coordinates the strategic use of land with the necessary services and infrastructure.*
- **SPP 2 Design Quality:** *Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier.*
- **SPP 6 Housing Supply and Diversity:** *Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations.*
- **SPP 7 Cultural Heritage:** *The retention and protection of our diverse cultural heritage, its unique features and key moments in the state's history provides a basis for community development and its understanding of its sense of place and identity.*
- **SPP 9 Employment Lands:** *Providing a suitable supply of land for diverse employment uses is critical to support job growth and the economic prosperity of communities.*
- **SPP 11 Strategic Transport Infrastructure:** *The economic and social prosperity of South Australia relies on a transport system that is safe, integrated, coordinated, dependable and sustainable.*
- **SPP 16 Emissions and Hazardous Activities:** *Protecting communities and the environment from exposure to industrial emissions and hazards and site contamination is fundamental to the creation of healthy cities and regions.*

Implications for this DPA

The DPA is consistent with the key policy directions sought within the SPPs. The master planning of the affected area will enable a coordinated approach to the development of the land and associated infrastructure for residential / community purposes. The DPA seeks to regenerate the affected area with quality social housing products, increased housing diversity and more efficient use of land assets. The desire for increased density for development within established residential contexts requires emphasis on good design outcomes and the DPA seeks to ensure sufficient policy coverage addressing design, as well as mitigation of noise and air quality impacts from transport or other activities.

The location of the site near public transport, open space, retail, services and employment will support the future community as it grows and develops.

2.3 Residential Land Supply and Demand Trends

The *Housing, Employment and Land Supply Program* (HELSP) 2012 report is a review of the supply, demand and consumption, and the regional constraints and opportunities of housing and employment lands (together with population trends) in the greater Adelaide area. It is guided by the Plan and supports the achievement of the targets of that Plan by ensuring the government can deliver a long-term supply of land to support housing and jobs growth; guide rezoning by councils and the government; support the transition to a new urban form through increased infill development; and aligning land supply with infrastructure planning and investment.

A report update, the *Residential Land Supply and Demand Trends 2018*, acknowledges the limited opportunities for significant developments and the ongoing reliance on greenfield and brownfield development sites, infill broadhectare and strategic developments in corridors, activity centres, apartment and aged care developments. It notes that in recent years, significant progress has been made on structure plans, investigations and subsequent DPAs for key infill areas and transit corridors across the inner and middle regions of metropolitan Adelaide. This provides for significant future community growth in a manner that supports both function and amenity.

In the past decade, a large amount of infill development has occurred in northern Adelaide including at Mawson Lakes and Northgate, however, this supply of larger landholdings within the middle metropolitan area is rapidly diminishing and the challenge now is to progress the identified major infill areas and continually identify opportunities to create more capacity, particularly in southern Adelaide, such as that at Oaklands Park.

These large, infill developments can be developed as master-planned communities (greenfield or brownfield) and are an important supply of new housing. With these developments, there is less emphasis on fitting in with an existing character and new public infrastructure networks can be established. Where infill development is often required to address issues on a site-by-site basis, large-scale projects can have a more diverse range of options that can be considered, enabling improved coordination and creating a more cohesive community development.

However, minor infill is currently the biggest contributor of new housing stock in the state (around 39 per cent), helping to address the demand for housing in established areas and containing the spread of development within the Greater Adelaide region. It is estimated that minor infill supply will continue at a similar rate into the foreseeable future. This may be undertaken in the future by the private landholdings that are part of the affected area.

Further discussion in relation to residential land supply and demand trends, together with how the Code proposes to respond to associated design issues can be found in the *'People and Neighbourhoods'* Policy Discussion Paper prepared by the State Planning Commission in 2019.

Section 3.3 – Residential Land Supply in this report provides further discussion.

Implications for the DPA

The DPA seeks to address an opportunity counter housing shortages by providing opportunity for upgrade and infill in the middle metropolitan area of Adelaide.

2.4 Our Housing Future 2020-2030

Our Housing Future 2020-2030 is a strategic plan that sets out directions for social housing to support community development and influence social and economic wellbeing for both the individual and the State. Its key objectives include:

- *Supporting well-located, appropriate housing supply*
- *Bolstering economic growth through state population, productivity, employment and competitive advantage*
- *Attracting private and partner investment to grow affordable housing*
- *Supporting well-functioning and inclusive communities.*

The strategic plan identifies five strategies and accompanying actions, the following of which is most pertinent to this DPA:

- *5: Modernise the social housing system and reposition it for success*
 - *5.1: Begin to address the maintenance backlog through targeted and preventative investment and divestment to improve the quality and life of public housing assets.*

Implications for the DPA

This DPA aligns with this strategy as it seeks to update the planning policy framework to support the upgrade and regeneration of public housing stock in an efficient manner.

2.5 The 20-Year State Infrastructure Strategy

The *20-Year State Infrastructure Strategy* sets out Infrastructure SA's independent assessment and advice relating to the State's infrastructure, including its current state, projected needs and challenges as well as key priorities over the next 20 years. Rather than identify an action plan, it identifies the key needs and challenges and provides priorities to guide government policy and investment in infrastructure to achieve efficient outcomes and support economic growth via:

- *Sustained economic and jobs growth*
- *Planned population growth*
- *Connected and productive regions*
- *A vibrant, global Adelaide*
- *Enviably liveability.*

The Strategy reiterates the targets of The Plan and its focus on infill development, access to mixed use development and maximising use of public transport use as a basis for future development directions. In doing so, the Strategy highlights the following:

- That infrastructure costs for 'precinct-scale brownfield' sites, together with dispersed infill, result in infrastructure costs that are (on average) 30 per cent of the infrastructure costs for new greenfield sites

- That net dwelling return on infill opportunities is low and opportunities explored to encourage infill developments of larger size.

The Strategy identifies the following priorities which are of broad relevance to this DPA:

- *Priority 10: Reposition the social housing portfolio to be more fit for purpose*
- *Priority 11: Increase private sector investment in the supply of affordable housing*
- *Priority 21: Improve public transport patronage to take a greater share of demand as Adelaide grows*
- *Priority 23: Improve the safety of the road network*
- *Priority 24: Take a more strategic approach to promoting active transport options.*

Implications for the DPA

The DPA aligns with these priorities by providing planning policy frameworks that support higher return residential infill development opportunities and improved infrastructure for community development. The site located in an area that can access frequent public transport as well as broader community infrastructure, goods and services.

2.6 City of Marion Strategic Plan 2019-2029

The *City of Marion Strategic Plan 2019-2020* sets out the Council's priorities and values which in turn shapes strategic decision making, new projects and services they will deliver on, as well as the organisation itself.

Under the priority of 'Liveable', the document identifies the following goal:

'By 2029 we will have attractive neighbourhoods with diverse urban development, vibrant community hubs, excellent sporting facilities, open spaces and playgrounds.'

The strategies to achieve this are identified as follows:

- *We will make our services, facilities and open spaces more accessible*
- *We will create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities*
- *We will create a series of street-scaped avenues to improve the amenity of our neighbourhoods*
- *We will celebrate our rich cultural diversity and heritage through artistic, cultural and community activities and vibrant destinations*

The key outcomes sought as a result are:

- Communities that are safe and inclusive, embracing active living and healthy lifestyles
- Access to housing choices and services for a growing and diverse population
- Neighbourhoods that reflect local character, heritage and create a sense of belonging.

Implications for the DPA

The DPA aligns with these strategies as it aids residential renewal and creation of additional housing for healthy community development. The DPA supports the creation of walkable neighbourhoods, aiding in active transport and health benefits associated with such, as well as promotion of healthy and diverse environments with a variety of open spaces. The area has access to infrastructure and services, community facilities and employment, and these will be strengthened. In addition, it seeks

to ensure good design outcomes so that the resultant residential population and built form is integrated within the existing surrounding community and aids in identity and belonging.

2.7 Related Development Plan Amendments

There are currently no Council-led or Minister-initiated DPAs that will directly impact on the areas affected by this DPA.

2.8 Planning Reform and the Planning and Design Code

A new planning system is currently being introduced in South Australia. The new *Planning, Development and Infrastructure Act 2016* (the PDI Act) is being rolled out in stages. The Planning and Design Code (the Code) is the cornerstone of the new planning system, and will consolidate the planning rules contained in South Australia's 72 Development Plans into one planning rulebook. In this regard the Marion Council Development Plan will be superseded by the new Code.

It is a core intent of the process that in the transition from the existing planning framework to the Code, fundamental changes to the planning directions for each area will be minimised. That is, whilst the policy will be presented in a different format, the policy intent should remain the same.

The transition to the Code is being undertaken in three Phases:

- Phase 1 – Development Plans for land not within a council area (now live)
- Phase 2 – Development Plans for rural South Australia (outside of greater metropolitan Adelaide) (now live)
- Phase 3 – Development Plans for greater metropolitan Adelaide (including the areas affected by this DPA).

Each Phase of the Code has undergone an extensive public consultation process and submissions on Phase 3 are now being reviewed. Amendments to the draft Code are considered by the State Planning Commission, which will then provide a recommendation to the Minister for Planning and Local Government. The Minister will then review this as a basis for her decision to approve the implementation of Phase 3 of the Code.

The post-consultation review process for Phase 3, which is currently underway, has identified that policy addressing master planned sites falls short of the needs for this site and on this basis, a new framework has been drafted that is proposed to be introduced to the Code via this DPA, as follows:

Table 1: Existing zones, proposed DPA zones and proposed Code zones

Existing Zone	Proposed DPA Zone	Transition to Code
Residential Zone Medium Density Policy Area 12	Urban Renewal Neighbourhood Zone (new)	Master Planned Renewal Zone (new)
Residential Zone Regeneration Policy Area 16	Master Planned Renewal Policy Area 25 (new)	
Open Space Zone	Open Space Zone (no policy changes)	Open Space Zone (existing draft)

As this DPA process is required to be progressed under the existing requirements of the *Development Act 1993* (the Act), the policy is presented in the format of the existing Development

Plan for the purposes of consultation rather than the Code format. However, the draft Code policy is provided for comparison in **Appendix 2**.

Should the Code be in force prior to approval of the DPA, it will be implemented directly into the Code rather than the Marion Council Development Plan as has normally occurred. This will result in a change in format of the policy, however, the intent of the policy will remain.

Further discussion regarding the proposed planning directions for the area affected by this DPA is provided in *Section 4 – Proposed Zoning* of this report.

For more information about the planning reforms and / or the Code, refer to the SA Planning Portal at: www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools.

3 INVESTIGATIONS

A number of investigations have been undertaken by consultants (as contracted by the proponent, HRA) to consider the suitability of amending the planning policy framework for the area affected and enable a regeneration of the residential development. These have been reviewed and where appropriate developed further by the Attorney-General's Department (the Department) on behalf of the Minister for Planning and Local Government (the Minister).

The outcomes and recommendations of these investigations are discussed below, including how they affect the proposed planning policy framework for the DPA.

3.1 Preliminary Concept Plans

Preliminary design concepts have been prepared to demonstrate potential development of the affected area for a master planned community development.

These concept plans are discussed throughout this report and provided under the relevant headings. The plans provide guidance on:

- Open space, linkages and landscaping
- Dwelling types, scale and height of development through the site
- Road network - access and mobility for vehicles, cyclists and pedestrians as well as on-street car parking
- Stormwater management.

The concept plans provided are preliminary only and subject to change. Nonetheless, this planning stage has been used to guide a range of investigations detailed in this report, including preparation of open space provision, traffic impact assessments and infrastructure investigations to determine future servicing requirements in the area affected.

Overall, the development project will:

- Deliver 255 new social housing dwellings on a one-for-one basis to provide fit-for-purpose homes for the tenants who will occupy them, enabling residents to age in place with dignity and independence
- Realignment of some existing roads and development of new laneways to provide additional access to new properties, including for pedestrians and cyclists
- Provide additional on-street car parking spaces
- Expand and revitalise the Rajah Reserve to approximately double the size with provision for stormwater detention basin / swale areas
- Upgrade the Bombay Street Reserve (for community / recreation purposes)
- Increase the number of trees and open space throughout the affected area and provide an additional 4,220 square metres of open space along Barry Road, Bombay Street, Campbell Street and Doreen Street where none currently exists
- Upgrade all existing utility infrastructure including the provision of new infrastructure where currently none exists, such as stormwater infrastructure to address local flooding issues.

Figure 3: Proposed building heights and layout



Source: Design IQ

Implications for this DPA

While the concept plans prepared for the area affected are preliminary and may be subject to change, they provide useful guidance for the planning policy framework proposed by the DPA and the investigations that follow.

3.2 Population growth and demographics

3.2.1 State trends

The population of South Australia continues to grow and its composition is changing. The PlanSA website provides a snapshot of the State's and Greater Adelaide's changing population, which can be viewed at www.plan.sa.gov.au.

Between 2011 and 2018, South Australia's estimated resident population increased by around 97,000 persons at an average annual growth rate of 0.8 per cent. Over the same period, Australia's average annual population growth rate was 1.7 per cent.

The Greater Adelaide Capital City region, which accounts for 77.5 per cent of the State's total population, grew by just over 56,000 persons from 1.29 million to 1.35 million between 2013 and 2018 at an average rate of 11,216 persons or 0.9 per cent per year – representing 86.4 per cent of South Australia's total population growth during this period.

Population change is driven by natural increase (births and deaths) and net migration (overseas and interstate). Over the past five years, net migration has contributed an average of 6,360 persons per year.

Population projections have been released for the period 2016 to 2036 and are being used to inform upcoming regional plans and planning frameworks. The medium projection series forecasts strong and continued growth throughout the projection period with the State's population reaching 2.046 million by 2041, a growth of 334,000 people or 21 per cent.

The southern metropolitan region, which includes the City of Marion, is forecast to grow by 53,000 by 2041. However, there are diminishing opportunities for future greenfield development in this region as a result of recognised broadhectare land shortages. Nonetheless, this forecast growth will be offset by significant infill activity in the Holdfast Bay and Marion councils, and in some parts of the Onkaparinga Council.

3.2.2 Community profile

Investigations by Future Urban Pty Ltd, planning consultants to HRA, included the compilation of census data to determine community profiles for the affected area. Data was compiled for Oaklands Park and the surrounding areas of Glengowrie, Morphettville, Park Holme, Marion, Warradale, Sturt, Seacombe Gardens and Dover Gardens. These suburbs are considered to form a reasonable catchment or otherwise the wider area that may contribute to the character and amenity of the affected area.

Table 2a: Census-based community profile

	Oaklands Park – specific location	Glengowrie	Morphettville
	3,947 residents	5,519 residents	3,363 residents
	The most common age groups in Oaklands Park are 20 to 24 (10.4%) and 25 to 29 (9%)	The most common age groups in Glengowrie are 40 to 44 (6.8%) and 55 to 59 (6.5%)	The most common age groups in Morphettville are 85 and over (8%) and 30 to 34 (7.6%)
	In Oaklands Park 23.7% of people speak a language other than English at home. The most common languages are Mandarin (4%) and Arabic (2.7%)	In Glengowrie 7.8% of people speak a language other than English at home. The most common languages are Persian/Dari (0.7%) and Greek (0.6%)	In Morphettville 16.4% of people speak a language other than English at home. The most common languages are Mandarin (2.6%) and Cantonese (1.3%)
	The majority of the families in Oaklands Park are lone person (37.3%) and couples without children (20.9%)	The majority of the families in Glengowrie are lone person (31.2%) and couples with children (26.8%)	The majority of the families in Morphettville are lone person (37%) and couples without children (22.4%)
	The majority of households in Oaklands Park are renting their home (46.7%)	The majority of households in Glengowrie are fully owned their home (36.8%)	The majority of households in Morphettville are renting their home (39.4%)
	Tertiary education levels in Oaklands Park are similar to Australia (44.1%), with 44.2% of the community having no qualification	Tertiary education levels in Glengowrie are lower compared to Australia (44.1%), with 39% of the	Tertiary education levels in Morphettville are similar to Australia (44.1%), with 45.1% of the community having no qualification

	Oaklands Park – specific location	Glengowrie	Morphettville
		community having no qualification	
	The most recorded industry sector of employment for Oaklands Park is Health Care and Social Assistance (19.4%)	The most recorded industry sector of employment for Glengowrie is Health Care and Social Assistance (14.6%)	The most recorded industry sector of employment for Morphettville is Health Care and Social Assistance (18%)

Table 2b: Census-based community profile

	Park Holme	Marion	Warradale
	2,968 residents	3,975 residents	5,435 residents
	The most common age groups in Park Holme are 20 to 24 (9.1%) and 25 to 29 (8.8%)	The most common age groups in Marion are 15 to 19 (7.6%) and 85 and over (7.1%)	The most common age groups in Warradale are 20 to 24 (7.4%) and 55 to 59 (7.2%)
	In Park Holme 24.3% of people speak a language other than English at home. The most common languages are Mandarin (4.2%) and Arabic (2%)	In Marion 19.8% of people speak a language other than English at home. The most common languages are Mandarin (3.3%) and Italian (1.2%)	In Warradale 12.5% of people speak a language other than English at home. The most common languages are Mandarin (3.3%) and Italian (0.9%)
	The majority of the families in Park Holme are lone person (35%) and couples with children (19.6%)	The majority of the families in Marion are lone person (32.4%) and couples without children (25.6%)	The majority of the families in Warradale are lone person (29.8%) and couples with children (26.7%)
	The majority of households in Park Holme are renting their home (40.7%)	The majority of households in Marion are fully owned their home (38.2%)	The majority of households in Warradale are fully owned their home (36.9%)
	Tertiary education levels in Park Holme are similar to Australia (44.1%), with 44.8% of the community having no qualification	Tertiary education levels in Marion are similar to Australia (44.1%), with 45.4% of the community having no qualification	Tertiary education levels in Warradale are lower compared to Australia (44.1%), with 39.6% of the community having no qualification
	The most recorded industry sector of employment for Oaklands Park is Health Care and Social Assistance (19.6%)	The most recorded industry sector of employment for Marion is Health Care and Social Services (21.1%)	The most recorded industry sector of employment for Warradale is Health Care and Social Assistance (16.5%)

Table 2c: Census-based community profile

	Sturt	Seacombe Gardens	Dover Gardens
	2,610 residents	3,092 residents	2,954 residents
	The most common age groups in Sturt are 25 to 29 (9.9%) and 30 to 34 (7.9%)	The most common age groups in Seacombe Gardens are 30 to 34 (9.8%) and 25 to 29 (9.3%)	The most common age groups in Dover Gardens are 30 to 34 (8.2%) and 25 to 29 (7.4%)
	In Sturt 26% of people speak a language other than English at home. The most common languages are Mandarin (4%) and Arabic (2.6%)	In Seacombe Gardens 25.6% of people speak a language other than English at home. The most common languages are Arabic (6.2%) and Mandarin (3.2%)	In Dover Gardens 20.3% of people speak a language other than English at home. The most common languages are Persian/Dari (3.4%) and Mandarin (3%)
	The majority of the families in Sturt are lone person (31.7%) and couples without children (22.6%)	The majority of the families in Seacombe Gardens are lone person (30.1%) and couples without children (22.4%)	The majority of the families in Dover Gardens are lone person (28.8%) and couples with children (23.9%)
	The majority of households in Sturt are renting their home (39.6%)	The majority of households in Seacombe Gardens are renting their home (44.2%)	The majority of households in Dover Gardens are renting their home (36.5%)
	Tertiary education levels in Sturt are similar to Australia (44.1%), with 42.3% of the community having no qualification	Tertiary education levels in Seacombe Gardens are similar to Australia (44.1%), with 42.4% of the community having no qualification	Tertiary education levels in Dover Gardens are similar to Australia (44.1%), with 42% of the community having no qualification
	The most recorded industry sector of employment for Sturt is Health Care and Social Assistance (20.5%)	The most recorded industry sector of employment for Seacombe Gardens is Health Care and Social Assistance (21.7%)	The most recorded industry sector of employment for Dover Gardens is Health Care and Social Assistance (14.8%)

Source: Elton Consulting - Communications and Engagement Plan 2016

Oaklands Park is populated by households with a higher proportion of lone persons, lower proportions of couples without children and lower proportions of couples with children than for the national averages. The population is also characterised by a higher proportion of aged persons (over 85 years) and persons aged 20-24 years. In addition, a higher proportion of the population were born overseas, including Saudi Arabia and the Netherlands.

This indicates a strong demand for a diversity of housing formats, including social and affordable housing that can meet the diversity of community characteristics and requirements.

The redevelopment of the SAHA dwellings will retain the current social housing population of approximately 370 persons. The development of an additional (estimated) 425 new dwellings is anticipated to result in an additional population of 935 persons (estimated).

Implications for the DPA

The DPA seeks to deliver housing development in the southern metropolitan area which is forecast to have land supply shortages in the longer term. The DPA will also be able to provide for increased housing diversity and improved infrastructure for the affected area as follows:

- A range of affordable housing types that are targeted at younger cohorts, first home-buyers or low income earners
- Larger, price-pointed dwellings on low maintenance allotments aimed at families to encourage home ownership and the use of public open space
- Smaller dwellings and allotments to support lone persons / downsizers to support ageing in place
- Space for community services / development to assist people with diverse backgrounds
- Improved linkages to employment / activity centres to promote ease of access to jobs and services.

The Marion Council Development Plan contains a range of policies in the General Section to guide residential and community development to support community growth and development. This includes the following modules:

- *Community Facilities*
- *Crime Prevention*
- *Interface between Land Uses*
- *Infrastructure*
- *Medium and High Rise Development (3 or More Storeys)*
- *Orderly and Sustainable Development.*

Implications for the Code

The draft Code also includes a range of policies in the General Section to guide safe, healthy and accessible residential and community development. This includes the following modules which will ensure that the transition to the Code will continue to provide appropriate guidance for community development issues and ensure that the design is suitable for its intended use:

- *Design in Urban Areas*
- *Housing Renewal*
- *Interface between Land uses*
- *Infrastructure and Renewable Energy Facilities*
- *Land Division in Urban Areas.*

3.3 Residential Land Supply

3.3.1 State Trends

The State Government's Housing and Employment Land Supply Program (HELSP) was established to guide the effective management of land supply in South Australia for residential, commercial and industrial purposes.

Within the Greater Adelaide Region, the HELSP is guided by The Plan and supports the achievement of the targets of that Plan by ensuring the Government can deliver a long-term supply of land to support housing and jobs growth, guide rezoning proposals, support the transition to a new urban form through increased infill development, and aligning land supply with infrastructure planning and investment.

The HELSP reports prepared in 2010 and 2012 specifically review the supply, demand and consumption, and the regional constraints and opportunities of housing and employment land together with population trends in the Greater Adelaide region.

The 2017 update to The Plan includes a target to maintain a 15-year zoned supply of residential land. It is estimated that there is now more than 20 years supply across the Greater Adelaide region as a result of substantial structure planning and rezoning processes.

Importantly, the 2017 Update of The Plan reinforced commitments to deliver a more compact urban form across the region and to manage growth within the existing urban footprint. This included a shift from 70 per cent infill and 30 per cent fringe development under the previous 2010 Plan, to 85 per cent of all new housing in metropolitan Adelaide being built in established urban areas by 2045. The Plan also aims for 60 per cent of new housing in metropolitan Adelaide to be built in close proximity to fixed line public transport.

Minor infill is now the most significant component of the overall land supply equation, accounting for approximately 40 per cent of the annual metropolitan housing supply growth. A further 31 per cent of our supply comes from major infill which includes apartments, strategic infill sites, and aged care developments. The remaining 29 per cent of our new dwelling stock comes from new land divisions on greenfield land located in metropolitan fringe areas.

Major infill opportunities are often generated through a change in land use within the built up urban area, such as a rezoning of industrial or commercial land to residential. In the case of this DPA, the proposal is to redevelop and regenerate an existing (broadhectare) residential area with more intensive and diverse residential stock. Marion is considered as part of southern Adelaide and land supply in this region is recognised be in short supply for the long term with an estimated five years supply available instead of the desired fifteen years supply.

On this basis, the proposed rezoning of land in Oaklands Park to enable the development of more than 600 residences is considered of strategic importance.

3.3.2 Residential Land Supply – Oaklands Park

Land in the affected area and the surrounding region is older, detached and semi-detached housing stock on low to medium density allotments. In the long term, there is potential for infill development, however, this will generally be undertaken as piecemeal, minor infill developments over the long term as a result of the diversity of ownership. Rezoning to encourage higher density development may facilitate this, but does not incentivise increased development.

SAHA has resolved to upgrade old housing stock in Oaklands Park as much of it has reached the end of its economic life. The SAHA owned dwellings are to be renewed as their condition varies from poor to average and the majority are beyond their useful life. The majority of these properties were developed with a low density format that nowadays is considered to underutilise the land asset. Approximately 255 SAHA properties are to be replaced one-for-one, with 12 additional SAHA properties to be retained as they are in good condition.

In addition to the redevelopment of existing social housing stock, the development proposal will seek to release surplus land to the market to provide an additional (approximate) 425 dwellings and enable the affected area to develop as a mixed tenure site. The redevelopment will play an important role in providing greater choice in housing affordability and diversity within the

neighbourhood to meet the needs of first home buyers and down sizers, and enabling aging-in-place.

Oaklands Park will deliver increased density that will not only increase the numbers of dwellings and residents within the area, but justify the delivery of new and/or improved infrastructure and other services. HRA has calculated that a net dwelling density of between 35-70 dwellings per hectare (otherwise defined as medium density) will be delivered.

Implications for the DPA

With significant infill opportunities anticipated to become increasingly limited for southern metropolitan Adelaide, the proposed rezoning and redevelopment of the 19.25 hectares in Oaklands Park to enable medium density residential development is considered a valuable opportunity to support strategic directions.

The Marion Council Development Plan contains the '*Residential Development*' module in the General Section which provides policy guidance regarding general residential issues including affordable housing, design and appearance and home businesses.

Implications for the Code

The draft Code includes the '*Design in Urban Areas*' module which provides general guidance for residential and community development with a particular emphasis on design that responds to its context, is durable, inclusive (i.e. supports a diversity of population requirements and activities) and sustainable. This includes issues regarding design, landscaping, environmental performance and health. Additional relevant General Section modules in the Code include:

- *Housing Renewal*
- *Land Division in Urban Areas.*

The '*Affordable Housing Overlay*' also provides a range of policies which provide targeted guidance.

This will ensure that the transition to the Code will continue to provide an appropriate policy framework to address residential development issues and ensure that the design of the future development is suitable for its intended use.

3.3 Environmental / Site Contamination Investigations

Preliminary site contamination investigations (desktop study and site inspections) were undertaken for the affected site to identify any potential sources of contamination associated with current or historical uses that may impact future residential or commercial use (as appropriate) and / or warrant further investigation.

The risk posed by a level and type of contamination is, in large part, determined by the type of development proposed and its sensitivity to any contamination identified. In turn, this determines the levels of investigation and what, if any, remediation responses are required. Investigations and responses are undertaken in accordance with Australian Standard '*Guide to the investigation and sampling of sites with potentially contaminated soil*' AS4482.1-2005, the *Assessment of Site Contamination – National Environment Protection Measures 1999* (ASC NEPM) and the SA Environment Protection Authority's 2018 '*Guidelines for the Assessment and Remediation of Site Contamination*'.

Notwithstanding that the affected area is presently used for residential purposes, preliminary environmental investigations were undertaken by the proponent in order to confirm that the affected area is suitable for increased residential densities from an environmental safety perspective. This included:

- Preliminary Site Investigation – Oaklands Park Redevelopment, Agon Environmental, May 2018.
- Site History Report – Council Reserve – Section 1569, Oaklands Park (Bombay Street Reserve), Housing SA, October 2013

3.3.1 Preliminary Site Investigation

Preliminary Site Investigations undertaken by Agon Environmental examined the existing residential area within the affected area and confirmed the following:

‘The finding[s] ... have identified that the site was historically used for agricultural purposes was previously occupied by vineyards until the late 1940s. The site was then purchased by the Housing Trust in 1951.

By 1959, the subject area was fully developed for housing with a central (Council owned) reserve. Various properties on the site were demolished and redeveloped from the late 1950s until the present, with some Housing Trust allotments sold to private and commercial (nursing home) owners.’

The investigations identified several potentially contaminating activities resulting from surrounding and historical land use of the site, including:

- Asbestos containing materials
- Historical application of pesticides / herbicides
- Importation of fill
- Migration of contaminants from neighbouring properties.

Based on the above, the Report considered that site contamination risks associated with most of these potentially contaminating activities are low and are unlikely to preclude the redevelopment of the site for residential purposes.

3.3.2 Site History Report

The Site History Report prepared by the State Government’s (former) Housing SA included a desktop study of the previous site uses of Section 1569 Bombay Street, Oaklands Park (the Bombay Street Reserve) to ascertain whether there are any potential land contamination issues that may prevent the development of this site. The report concluded the following:

‘On the basis of the information obtained and as detailed in this report the site appears to have had one potentially contaminating activity (regulation 50) under the Environment Protection Regulations 2009. This is the possible importation of fill used to fill the remnants of the old Sturt River after it was realigned in the 1970’s. As a result it would be prudent to undertake Phase 2 environmental site assessment over the site to determine the extent and contamination status of this fill’.

Regardless, this DPA does not propose to rezone the Bombay Street Reserve and on that basis, no further action is required.

Implications for the DPA

The preliminary site investigations have determined that any site contamination evident in the area affected is not of a level that would preclude rezoning to support increased residential densities or ongoing open space activities.

Notwithstanding this, where site contamination is determined to be present at a site, based on more detailed future investigations, the *Environment Protection Act 1993* provides mechanisms to assign responsibility for the contamination and for the appropriate assessment and/or remediation of the contamination.

Further, the Marion Council Development Plan contains general provisions under '*Hazards – Site Contamination*' to address site contamination where land is proposed to be divided or used for more sensitive uses and to ensure that it is suitable and safe for the proposed use.

Implications for the Code

The draft Code includes the '*Site Contamination*' module which address site contamination and aligns with the requirements of the *Environment Protection Act 1993*.

This ensures that the transition to the Code will continue to provide an appropriate policy framework to address site contamination issues and ensure the land is suitable for its intended use.

3.4 Roads and Traffic Investigations

3.4.1 Traffic impacts

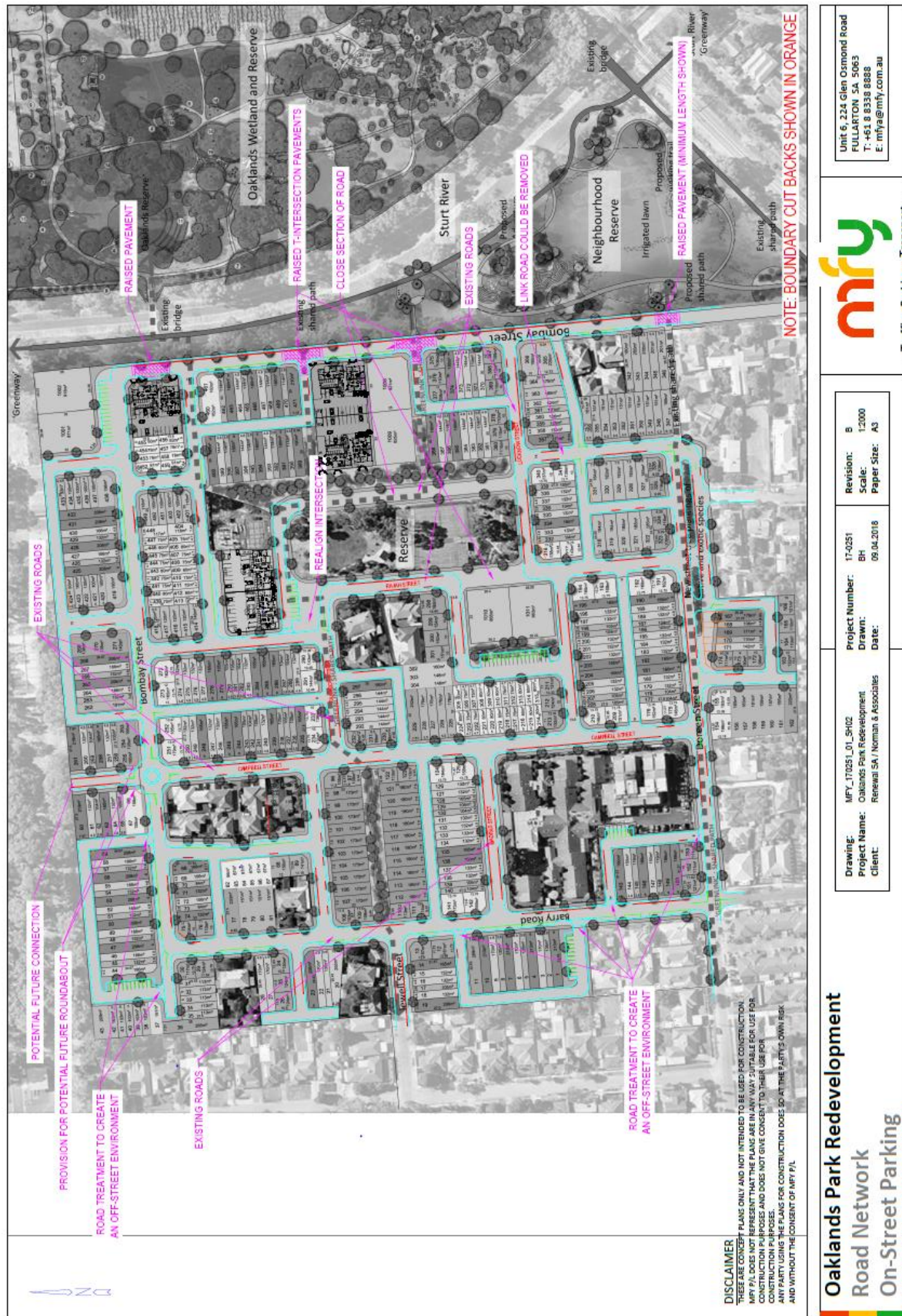
Investigations were undertaken by MFY regarding potential traffic implications for the affected area, considering the potential increase in traffic volumes; what, if any, upgrades need to be undertaken to the road network; and the need for any policy responses to guide development in the area. Investigations reviewed the forecast volumes and any resultant impacts which could be generated by the site should development, as envisaged by the DPA, be realised.

The concept plan proposes some amendments to the road network (refer Figure 3 below) to better accommodate the redevelopment of the affected area, including provision of rear loaded car parks. Hand in hand with this, the investigations identify an assumed scope of works for road construction and new infrastructure provision, including:

- Roads and laneways built to City of Marion requirements
- Underground stormwater drainage network
- Footpaths both sides of roads only
- Decorative street lighting
- Common service trenches with undergrounded power and telecommunications (such as NBN).

The development's scale, together with its locality away from any State strategic roads means that the project is not anticipated to have impacts on strategic roads that would warrant infrastructure upgrades or responses.

Figure 3: Proposed road network and parking



Source: MFY 2019

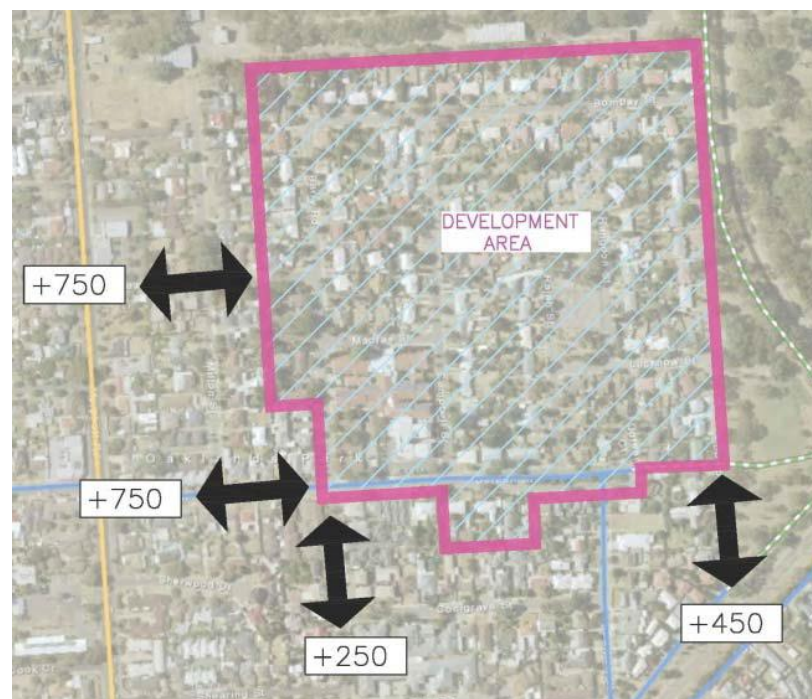
Council has confirmed that existing traffic data on the local road network is as follows:

- Jewell Street has an Annual Average Daily Traffic (AADT) volume of 1,000 vehicles per day (vpd)
- Doreen Street has an AADT volume of 1,100 vpd
- Murray Terrace has an AADT volume of 750 vpd
- Barry Road has an AADT of 200 vpd.

The concept plan was designed to ensure the access routes are maintained and the traffic associated with the future development can be distributed throughout the existing local road network.

Based on the concept plan, it is estimated that the residential redevelopment would result in a potential increase of approximately 2,200 vpd which would be distributed through the surrounding road network to Morphett Road or Diagonal Road as shown below:

Figure 4: Forecast additional traffic volumes on the road network



Source: MFY 2019

MFY noted that this increase in traffic movements would be broken down as follows:

- Jewell Street – 1,750 vpd
- Doreen Street – 1,850 vpd
- Murray Terrace – 1,000 vpd
- Barry Road – 650 vpd.

These amounts are within the maximum volume of 2,000 vpd generally expected on a residential street. Accordingly, the proposal is not expected to change the nature or function of the streets within the existing road network nor trigger any upgrade requirements.

The road network for the affected area is enclosed on three sides by the Warradale Barracks, the Sturt River linear park and, further south, the Adelaide-Seafood rail line. As a result, traffic

would be distributed through the local road network prior to its feeding onto Morphett Road, Diagonal Road or Oaklands Road and the broader strategic road network.

It is noted that the Adelaide-Seaford rail crossing forms part of the intersection of Morphett Road / Diagonal Road. This intersection was recently upgraded and has ample capacity to absorb additional road traffic from the future development of the affected area.

Implications for the DPA

The policy coverage of issues associated with the location and design of access, parking and movement networks is contained within the *'Movement, Transport and Car Parking'* module within the General Section of the Marion Council Development Plan. The policies within that section include coverage of the following issues of relevance to the future development of the affected areas:

- Safety in the location of access points
- The design of off-street car parking
- The provision of adequate parking
- Minimising pedestrian and vehicle conflicts.

On the basis of the above, the rezoning of the affected areas to accommodate increased residential densities is considered appropriate from a traffic management perspective and will not require additional policy coverage on this issue.

Road realignments and upgrades, as well as on-street car parking requirements, have been reviewed as part of the master planning process.

Implications for the Code

The draft Code policy framework includes a *'Transport, Access and Parking'* module which addresses road design, interfacing development, vehicle access, cycles, pedestrians and car parking provisions. The policies provide emphasis on safety, accessibility, diversity and functionality.

This will ensure that the transition to the Code will continue to provide an appropriate policy framework to address transport related issues, and that the design of future development is suitable for its intended use.

3.4.2 Public Transport

The Oaklands Rail Station lies approximately 700 metres from the affected area providing frequent, mass transport connections with the CBD and various southern destinations and includes some park n ride car parking spaces.

Although there a number of buses that service the broader area (via Morphett Road, Diagonal Road and Oaklands Road), there are no buses which directly access the affected area.

The redevelopment proposal has identified a potential bus route through the affected area via Bombay Street, however, this has not been confirmed by the Department of Transport and Infrastructure at the time of this report.

Implications for this DPA

The Marion Council Development Plan places significant emphasis on the integration of higher intensity residential development with mass public transport systems to provide increased transport options and reduced dependency on the private motor vehicle. The distance to public transport is not ideal, however is considered accessible.

3.4.3 Vehicle parking

Off-street vehicle parking requirements for the proposed **Master Planned Renewal Policy Area 25** are set out below.

Table 3: Proposed Off-street Parking Requirements

Land Use	Minimum Rate Per Dwelling	Minimum Visitor Parking Spaces
Detached, semi-detached and row dwellings	1 space per 1 or 2 bedroom dwelling 2 spaces per 3+ bedroom dwelling	No requirement

These rates are less than currently required under the existing policy framework in the Marion Council Development Plan, which generally seeks two car spaces for two or more bedroom dwellings. This lower rate, which reflects that proposed in the draft Code, is supported by ABS data which indicates that the vast majority of 2 bedroom dwellings in Greater Adelaide only have 1 or 0 vehicles registered to their address, per below:

- The majority of 1 bedroom dwellings have 1 registered vehicle
- The majority of 2 bedroom dwellings only have 1 registered vehicle
- The majority of 3 bedroom dwellings only have 2 registered vehicles
- The majority of 4+ bedroom dwellings only have 2 registered vehicles.

A requirement to provide two car parks for each two bedroom dwelling may require purchasers to pay for parking that in most circumstance they will not use. This provides no benefit to the occupant or community but may increase the cost of smaller more affordable housing options. The lower car parking rate also reflects the available access to public transport, goods and services which reduces the need for car ownership. These proposed requirements are also line with the rates proposed in the Code.

In addition, the master plan proposes to provide an increased number of on-street car parking spaces, on average in the order of 1.5 on-street car spaces per dwelling compared the existing average of 0.5 on-street car spaces per dwelling.

Implications for this DPA

New car parking rates are proposed which are consistent with those proposed for the Code.

The *‘Transportation and Access’* module within the General Section of the Marion Council Development Plan provides policy guiding the design and accessibility of vehicle parking.

Implications for the Code

The Code includes guidance for vehicle parking within the *'Transport, Access and Parking'* module which is reflective of the parking rates proposed and which will provide continuity in the transition of the Development Plan to the Code framework.

The Code also provides reduced parking rates for those dwellings intended as 'affordable housing'.

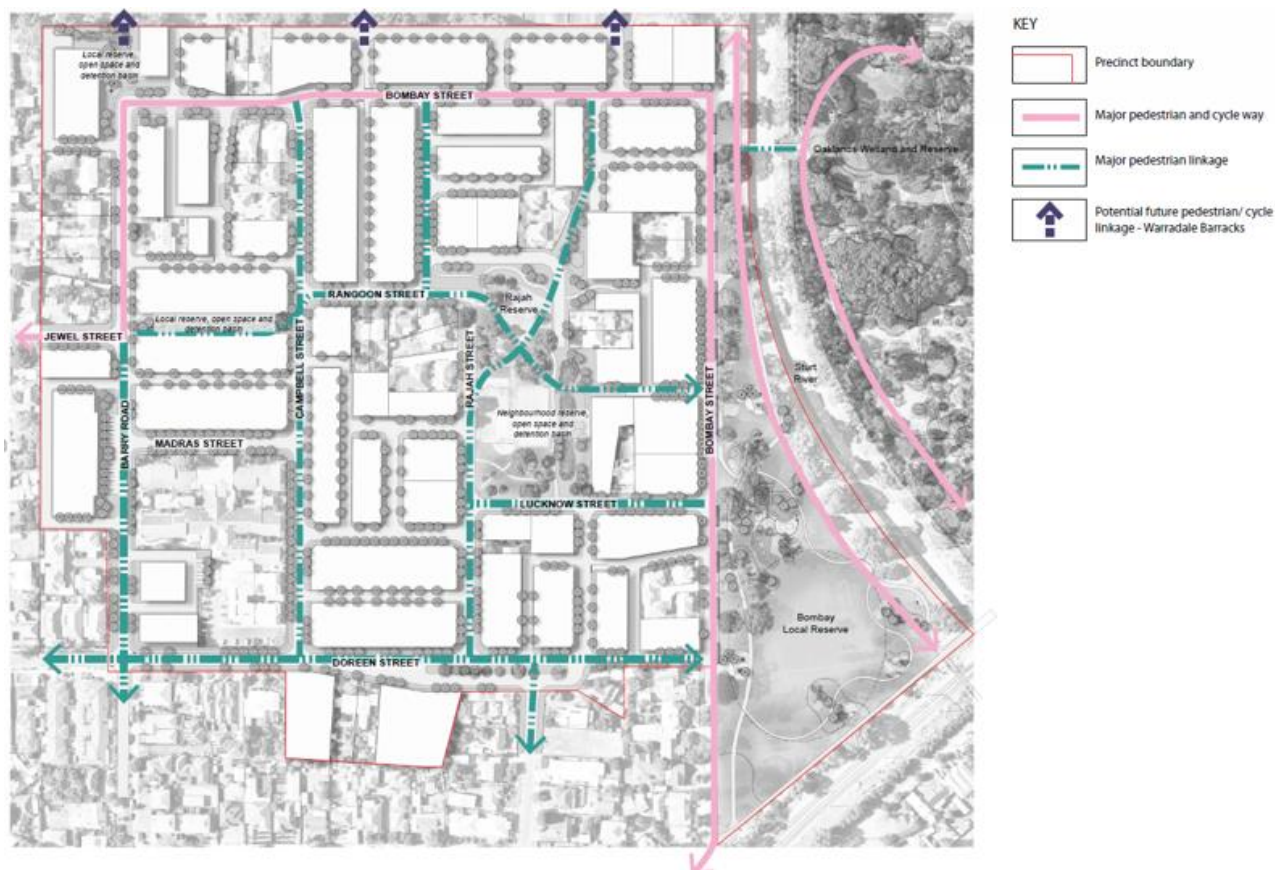
3.4.4 Pedestrian and cycle infrastructure

Footpaths are developed throughout the affected area and provide connectivity to nearby open space and the Adelaide-Seaford rail line. The concept plan and DPA investigations note the intention to replace / upgrade these, as appropriate, as part of the redevelopment.

Doreen Street, at the southern end of the affected area, is identified as part of the *Bikedirect Network*. Other local streets support cycling activity although they are not designated on the *Bikedirect Network*. This is anticipated to continue with the redevelopment of the area. A pedestrian / cycle laneway connects Doreen Street with Bombay Street Reserve, the broader Sturt River Linear Park and along the Adelaide-Seaford rail line.

As part of the master planning process, pedestrian and cycle ways are proposed throughout the affected area to link up with existing (and future) pathways in adjoining areas as shown below.

Figure 5: Pedestrian and cycle pathways



Source: Design IQ

Table Mar/5 – Bicycle Parking Requirements for Designated Areas in the Marion Council Development Plan sets out bicycle parking rates for designated areas. The area affected by this DPA is identified as one of the designated areas and does not otherwise have bicycle parking rates applied.

To encourage bicycle use, particularly with the access to local cycle networks, it is considered appropriate that bicycle parking rates be provided in line with the draft Code which requires that residential flat buildings provide a minimum of 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. No rates are specified for other forms of dwellings that would likely have more room to park a bicycle/s.

Implications for the DPA

There are a number of qualitative policies in the '*Transportation and Access*' module of the General Section of the Marion Council Development Plan which support the provision of suitable walking and bicycle paths and connections, including the minimisation of conflicts between vehicles and pedestrians. Other than the provision of off-street bicycle parking requirements, additional policy coverage or amendment regarding pedestrian and cycling infrastructure as part of this DPA is not considered necessary.

Implications for the Code

The Code includes guidance for pedestrian and cycling movement and parking within the '*Transport, Access and Parking*' module. This will provide continuity in the transition of the Development Plan to the Code framework.

3.5 Infrastructure and Service Investigations

The affected area lies within an established metropolitan area serviced by a full range of utility infrastructure, as well as community services such as schools, open space, public transport, shops and employment.

In cases such as this, it more a question of the capacity of the existing infrastructure to service the demands of the potential development and the population.

It is a standard position with utility providers that any upgrades to meet the demand of new development are the cost and responsibility of the developer. The '*Infrastructure*' module within the General Section of the Marion Council Development Plan contains appropriate policy to guide infrastructure provision with development.

Nonetheless, as this is a thorough redevelopment of the site, the investigations were undertaken by Future Urban to determine infrastructure capacity and any upgrades required to meet demand.

3.5.1 Water

Mains water supply is provided to the affected area, however, existing water pipes are nearing the end of their economic life and will be replaced with new pipe infrastructure as part of the redevelopment.

SA Water's network modelling team indicate that the area has water pressure issues quite apart from the proposed development. SA Water intends to rectify this with the connection to a more highly pressurised zone via a new 200 millimetre diameter main under the railway line to an existing main on Dwyer Road. As an existing issue, SA Water advised these works will be carried out at its cost and therefore no augmentation costs will be incurred by the project.

3.5.2 Recycled Water

An opportunity has been identified to provide a recycled water reticulation system for the project area. Discussions are currently underway with potential suppliers, including SA Water.

Whilst the cost of the infrastructure would be the responsibility of the developers, the cost of ensuring the water recycling will be the responsibility of a separate body (yet to be determined).

3.5.3 Wastewater

A review of SA Water archives shows that an existing sewer runs down the centre of the local street network at depths varying from 1.29m in Rangoon Street to 3.88m in Lucknow Street. This network will be replaced with new mains to service all of the new allotments as they are nearing the end of their economic life. These pipes are currently vitreous clay pipes and will be replaced at better grades with new polyvinyl carbonate pipes.

The SA Water network modelling team advise that the surrounding network can accommodate the proposed development without augmentation fees.

3.5.4 Gas

APA provides reticulated natural gas throughout the affected area with a short gap in front of the aged care facility on Barry Road.

Gas would be expected to be extended to all new streets on the assumption of a positive business case assessment by APA. Connections on existing streets would be disconnected and reconnected at increased frequency to support the potential new dwellings.

APA has committed to extend the network of gas across the entire affected area.

3.5.5 Electricity

Power infrastructure is provided by South Australian Power Networks (SAPN).

Power supply throughout the development has been based on an assumption that new, more energy efficient homes would require a 6kVA supply per home; old homes are assumed to have a more traditional 8kVA. Augmentation costs will be absorbed by the developer.

There is a 66kV high voltage power line along Doreen Street at the southern boundary of the site which is to be retained. Homes adjacent the 66kV will be designed in accordance with SAPN guidelines and Australian Standards for building near powerlines.

All existing power poles within the development will be removed and replaced with new underground power reticulation and new decorative light poles to provide improved amenity.

3.5.6 Telecommunications

NBN have advised (as at the time of drafting this report) that installation in the area is imminent and the project has now been registered with NBN to avoid rework.

An offer from NBN has been received to delay their rollout in the area and extend it as required by the proposed redevelopment.

3.5.7 Stormwater

The Marion Council Development Plan identifies potential stormwater management issues in parts of the affected area. This is confirmed in further detail by the Marion and Holdfast Bay Stormwater Management Plan 2013 (Tonkin Consulting), which identifies that there is potential for significant road reserve and property inundation within the project area and external (downstream) areas in heavy rainfall events. This includes an existing overflow path which flows through existing properties to Milton Street and Warradale Barracks that discharges to Morphett Road. Overall, the lack of existing underground stormwater infrastructure within the project site is expected to result in stormwater flows within the road reserve.

Stormwater impacts were investigated by Norman Asset Delivery in line with Council requirements for the development project.

Renewal of the affected area will result in increased local water runoff (due to increased hard surfaces), and there is a need for detention infrastructure to maintain stormwater performance. A stormwater management concept plan has been drafted (refer Figure 6 below) as part of the master plan for the project, and proposes the provision of new underground pipe networks, new kerbing and guttering (including side entry pits), and detention areas.

Council's guidelines for stormwater management are summarised as follows:

Table 4: City of Marion Stormwater Management Parameters

	Runoff Coefficient	
	Within residential zones	Within non-residential zones
5 years average return interval (ARI) flood event	0.25	0.65
100 years ARI flood event	0.45	0.85

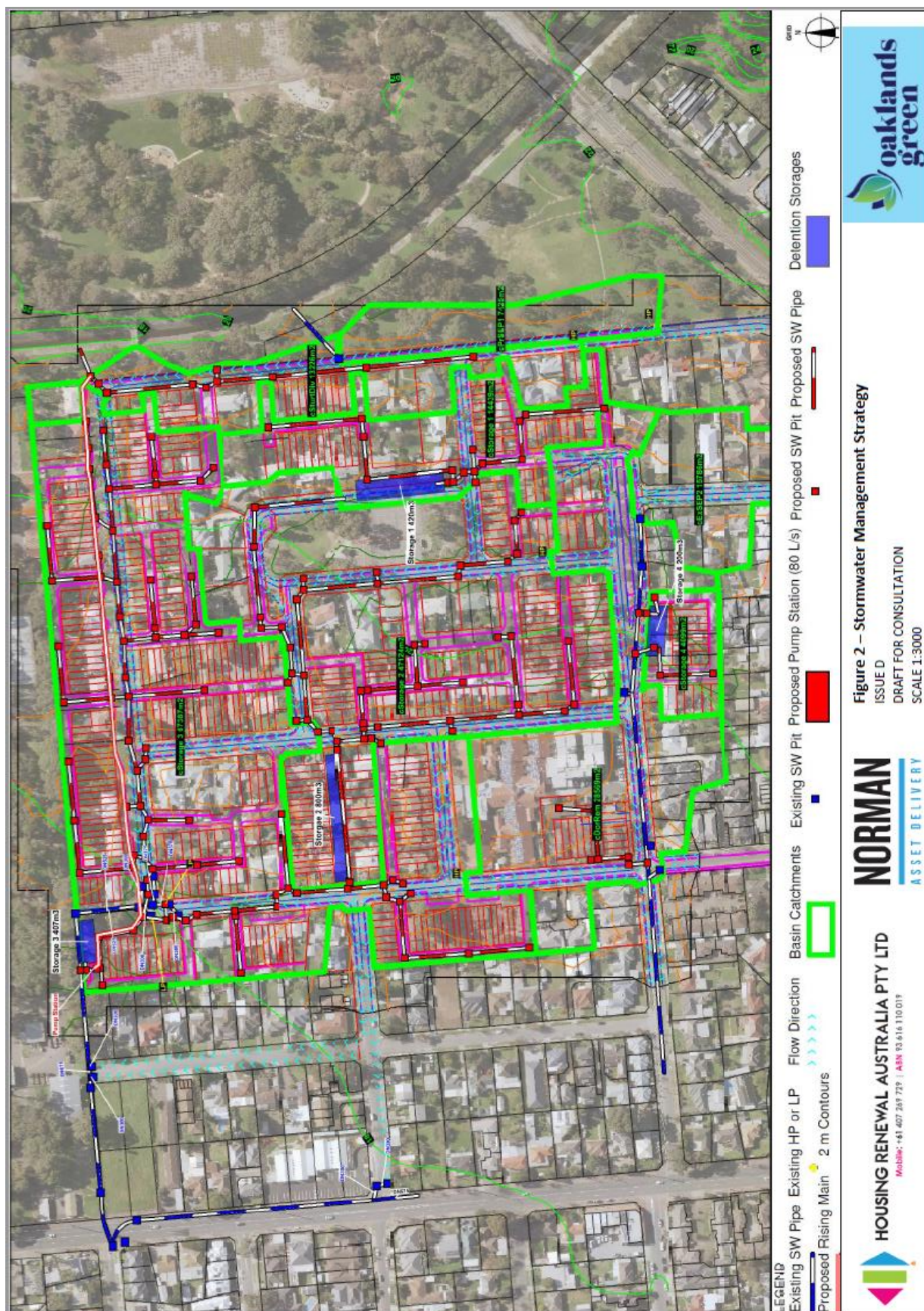
Table 5: City of Marion Flow and Storage Calculations

	Existing (Litres / second)	Ultimate No Detention (L/s)	Ultimate (L/s)	Detention Storage Used (L/s)
5 years average return interval (ARI) flood event	263	843	268	2,000
100 years ARI flood event	1,440	2,330	1,437	3,500

Hydrology and hydraulics designers (via Norman Asset Delivery) have proposed a preliminary stormwater management system which includes:

- Underground drainage network of pipes
- Side entry pits
- 1,827 cubic metres of open detention storage capacity in public open space
- A pump station and rising main to take first flush stormwater to the Council's existing aquifer storage and recovery on Oaklands Reserve for treatment and reuse.

Figure 6: Stormwater Management Plan



Source: Norman Asset Delivery

3.5.8 Community infrastructure

The broader, established area is well serviced with a range of community services to meet the requirements of an increased population, including the following:

- Open space – Rajah Reserve, Bombay Street Reserve and the Sturt River Linear Park. In addition, the master plan identifies the expansion of some of these areas to provide additional open space
- Schools – Warradale Primary School, Christ the King Primary School and Westminster School
- Recreation facilities – SA Aquatic and Leisure Centre (Marion Regional Centre)
- Activity centres – Coles Warradale, Marion Regional Centre and various local centres
- Aged residential care – Oaklands Park Lodge, Rembrandt Living
- Places of worship – various.

Implications for this DPA

There are no known implications for policy in relation to infrastructure. The provision and costs of any utility infrastructure upgrades and connections to meet development requirements will be the responsibility of the developer or the provider as negotiated. As the affected area is within an existing residential area, there are also a range of established community services and infrastructure options available to serve the population.

The existing '*Infrastructure*' module within the Marion Council Development Plan provides appropriate guidance for this to be suitably addressed at the development application stage. The intended master planned approach to the development will include the integration of infrastructure connections and upgrades.

Implications for the Code

The Code includes the '*Infrastructure and Renewable Energy Facilities*' module which provides a framework for coordination of appropriate infrastructure with development, and seeks to ensure the health, safety and amenity of the community.

Accordingly, the Code will continue to provide an appropriate policy framework to address infrastructure related issues and ensure that the design of the future development is suitable for its intended use.

3.6 Cultural Heritage

Places of heritage value are protected by the *Heritage Places Act 1993* (State Heritage Places), *Development Act 1993* (Local Heritage Places) or the *Aboriginal Heritage Act 1988*. The following is a review of heritage within and adjacent to the DPA investigation area.

3.6.1 Indigenous Heritage

The Marion Council Development Plan does not contain information about the location of objects and sites of Aboriginal Heritage significance within the affected area. Information about such sites and objects is generally maintained in a register (a Central Archive which includes the Register of Aboriginal Sites and Objects) managed by the Aboriginal Affairs and Reconciliation Division within the Department of the Premier and Cabinet.

A search of the Department of Premier and Cabinet – Aboriginal Affairs and Reconciliation *Taa Wikka* site register is underway to identify known heritage places / items, however, at the time of this report, the findings had not been made available. Reports will generally indicate that regardless of any listings, the database is not complete that there is potential for additional objects to exist. Given the locality of the site next to a riverine system, there is significant potential for associated aboriginal cultural heritage and value, aside from the developed areas. The requirements of the *Aboriginal Heritage Act 1988* indicate an obligation to report any objects found during development. This does not require specific policy guidance as part of this DPA as it is covered by obligations within the *Aboriginal Heritage Act 1988* (with notations typically attached to approvals advising of these obligations).

HRA has engaged Independent Heritage Consultants Pty Ltd (IHC) to undertake investigations regarding any known Aboriginal heritage, the potential for discovery of Aboriginal heritage in the affected area and any required measures that may need to be undertaken. The investigation has commenced by consulting the Kurna Nations Cultural Heritage Association (KNCHA) to agree on a methodology.

Based on these meetings with KNCAA, IHC has commenced a two stage methodology to manage heritage. These stages can be summarised as follows:

- Part A: a preliminary heritage assessment that identifies the heritage risks for the project area and provides a context for heritage management.
- Part B: site inspection and consultation with the Kurna community to develop a Cultural Heritage Management Plan (CHMP) for the planned works.

Part A has commenced, however, information is not available at time of drafting. The preliminary heritage assessment and corresponding risk assessment will be summarised in a report which will document the following:

- Outcomes of the background research and analysis
- Risk assessment results and management recommendations
- Details of any registered sites/objects of Aboriginal significance as recorded in the Aboriginal Affairs and Reconciliation *Taa Wikka* register
- Recommendations for future site management.

Understanding the heritage constraints of the affected area allows for project specific management measures to be developed prior to works commencing. A CHMP is one of the most common frameworks to manage and mitigate any potential impacts of development on heritage sites, objects and remains. The CHMP involves consultation with all relevant stakeholders, in particular HRA and KNCHA.

The CHMP will incorporate the results of the consultation and preliminary assessment, and outline management measures for the project in light of this information. The CHMP will be designed to reduce the overall heritage impacts for the project and include consistent processes that can be applied for its duration. This includes heritage training and awareness, as well as appropriate measures to be employed based on identified heritage risk and consultation outcomes, together with measures to be applied in response to specific events, such as unexpected discoveries. All stakeholders will have input into the final document.

In summary, the CHMP will include:

- Continued engagement with KNCHA representatives
- Heritage supervision requirements (monitoring and inspection of earthworks)

- Cultural awareness training, communication protocols and reporting procedures
- Managing unexpected discoveries
- Mitigation measures for known heritage.

3.6.2 Non-Indigenous Heritage

Places of State and Local Heritage value and contributory items are provided in tables found in the Marion Council Development Plan. A review of the Development Plan identifies that there are no heritage places within the affected area. The closest is a Local Heritage Place identified at 376 Morphett Road, Warradale, some 400 metres from the affected area. It is unlikely that it will be impacted by the proposed rezoning or development.

There are no State Heritage Places or contributory items identified in proximity to the affected area.

Implications for this DPA

The affected area is not directly affected by State or Local Heritage Places. Nonetheless, the existing '*Heritage Places*' module within the General Section policies in the Marion Council Development Plan is considered to provide appropriate guidance for development in this regard.

Implications for the Code

The Code includes Overlays addressing Local Heritage Places, State Heritage Places, Historic Areas and Character Areas to provide guidance in relation to development of or near such places. This will ensure that the Code will continue to provide an appropriate policy framework to address heritage related issues should they arise in the future.

3.7 Open Space Investigations

Although the broader area demonstrates an overall shortage of accessible open space, the affected area is considered to be well serviced.

The affected area includes two existing areas of open space:

- Rajah Reserve in the centre of the affected area and which includes playing courts, playground and landscaped greenspace
- Bombay Street Reserve connects directly with the Kenton Avenue Reserve and Oaklands Wetlands and Reserve, which incorporates the Sturt River (Warripirri). It is undeveloped and consists of open, native landscaped space with the Sturt River Linear Trail. The Bombay Street Reserve is bound by the Sturt River (Warripirri) and the Adelaide-Seaford rail line.

As part of the redevelopment of the affected area, HRA proposes to:

- Increase the size of the Rajah Reserve by expanding by some 5,050 square metres (inclusive of detention basin/swale areas) or 89.1 per cent
- Provide an additional 4,220 square metres of open space along Barry Road, Bombay Street, Campbell Street and Doreen Street where none currently exists
- Upgrade the Bombay Street Reserve, which comprises an area of approximately 25,000 square metres, and make it fit for community and recreational use
- Incorporate water sensitive urban design (WSUD) and stormwater detention facilities into the open space areas.

Overall, the master plan proposes to deliver and upgrade a total of approximately 3.4 hectares of useable, high-quality open space that will directly benefit the community, as shown below.

Figure 7: Open space plan



Source: Design IQ

Implications for this DPA

The Marion Council Development Plan contains the '*Open Space and Recreation*' module in the General Section which guides the development and use of open spaces and in particular, their use for a range of formal and informal purposes, environmental outcomes and the integration of residential and community development.

There are no proposed changes to the zoning or policy framework in relation to public open spaces.

Implications for the Code

The Code contains the '*Open Space and Recreation*' module which promotes the provision of pleasant, functional and accessible open space and recreation facilities for active and passive recreation. This will ensure continuity of a policy framework with the transition to the Code.

4 PROPOSED ZONING

4.1 Zoning

Current and proposed zoning for the affected area and immediate surrounding areas is discussed in the summary at the beginning of the DPA investigations.

4.1.1 Current zoning

The affected area is predominantly zoned **Residential – Regeneration Policy Area 16**. This Policy Area promotes the redevelopment of poor quality housing stock and underutilised land support increased dwelling densities and population. The objectives also emphasise the desire for an increased diversity of dwelling types to cater for changing demographics, particularly in the way of smaller household sizes and supported accommodation. Dwellings are permitted up to two storeys (a third within the roof space) with minimum site areas down to 170 square metres.

A small number of properties in the affected area lie within the adjacent **Residential Zone – Medium Density Policy Area 12**. This zone seeks the development of medium-density development integrated with open space, centres and / or public transport. Development is limited to two storeys with minimum site areas down to 210 square metres.

Figure 8: Current zoning



Source: Future Urban Pty Ltd

In principle, the planning directions of these two residential Policy Areas are recognised to provide a basis for the redevelopment of the affected area, as they both envisage medium density residential development that encourages increased densities, increased housing diversity and the integration of infrastructure and community services. However, there is potential for further increased densities via smaller allotments, smaller dwellings and increased heights, to support our growing population and the desire for housing diversity. These specific issues are discussed in *Section 4.2 – Proposed Built Form* below.

The affected area also includes land within the **Open Space Zone** – in particular the Bombay Street Reserve. This zone seeks to preserve open space and character, enable active and passive recreational opportunities and support conservation and environmental activities. The zone does not support residential development and is not proposed to be amended as part of this DPA.

4.1.2 Proposed Zoning

The existing **Residential Zone – Regeneration Policy Area 16** and **Medium Density Policy Area 12** provide for medium density residential development, however, it is recognised that there is potential to increase the infill development outcomes for the site above the existing parameters to provide for increased densities, improved infrastructure and service provision as well as improved community amenity with landscaping, accessibility and development.

The residential component of the affected area is proposed to be rezoned to **Urban Renewal Neighbourhood Zone** – a new zone to the Marion Council Development Plan. Similar to the existing residential zoning, this new zone focuses on the development of medium density residential development, albeit at higher intensities than that currently proposed, and the regeneration of existing residential areas.

In addition, the DPA introduces a new **Master Planned Renewal Policy Area 25** which is specifically designed to facilitate a re-development that has a master plan (an overarching, conceptual layout to guide future growth and development) for a brownfield (previously developed), broad hectare area.

In particular, the rezoning will support a diversity of residential dwellings at increased densities, together with public open space and potential for supporting non-residential development. A key feature of the new policy framework is the provision for streamlined approval processes where development meets particular criteria and / or a pre-agreed 'building envelope plan' (refer *Section 4.1.3 – Development Approval Pathway* below).

The Bombay Street Reserve, which is zoned **Open Space** is not proposed to be rezoned and will retain the existing framework under this DPA. This land has been included in the DPA simply to reflect the external agreements for upgrades between SAHA, HRA and Council.

Implications for this DPA

The DPA proposes to rezone the residential component of the affected area to a new '**Urban Renewal Neighbourhood Zone**' which promotes the renewal of existing residential areas with medium density development and supporting infrastructure. Development of the area will be further guided by a new '**Master Planned Renewal Policy Area 25**', which provides specific guidance for the development of a large, brownfield area via a master plan.

There are no proposed changes to the '**Open Space Zone**' via the DPA.

Implications for the Code

The proposed '**Urban Renewal Neighbourhood Zone – Master Planned Renewal Policy Area 25**' will transition to the Code as a new '**Master Planned Renewal Zone**' which will closely reflect that policy in the DPA. The policy has been designed to transition to the Code with limited changes, pending the outcomes of the consultation process.

The '**Open Space Zone**' will transition to the Code without change in policy intent.

4.1.3 Development Approval Pathway

A key feature of the proposed policy framework will be the opportunity to fast-track approvals. This is on the basis that the affected area is in (mostly) single ownership (SAHA / HRA) and is undergoing a detailed master planning process in conjunction with relevant stakeholders including the City of Marion and Junction Australia. This design process will also undergo extensive consultation with the affected community and broader population.

In the DPA, this streamlined process will be provided by enabling dwellings which accord with a range of specific criteria and reflected in an authorised Building Envelope Plan (i.e. a plan approved via a land division approval process) to be considered as 'complying' – that is, approval is guaranteed where it complies with the stated criteria.

This approach provides an incentive for the proponent to gain approval for a strategic master-planned approach that resolves issues upfront for those matters that vary from the specific parameters set out in the zone (egg. open space or setbacks) but enables better overall planning outcomes based on performance outcomes. It will also result in a faster development approval process for individual dwelling applications, providing greater certainty for both the proponent and affected residents.

The proposed 'complying' criteria detail a range of planning requirements including:

- size of private open space
- minimum car parking provision, driveways and access
- minimum building setbacks and boundary wall specifications
- size and location of garages / carports
- stormwater management.

The complying pathway is in addition to the standard complying requirements set out in Schedule 4 of the *Development Regulations 2008*.

Where a development proposal does not meet the identified 'complying' criteria, then it will be assessed on its merits against the standard criteria provided in the ***Master Planned Renewal Policy Area 25***.

Details of the specific 'complying' criteria are set out with the entirety of the proposed policy amendments in '*The Amendment*' section at the end of this report.

These 'complying' criteria are intended to be transitioned into the Code in the proposed *Master Planned Renewal Zone*. However, the development pathway will be upgraded to 'accepted development' where the proposed dwelling is also in accordance with a 'building envelope plan' as agreed between Council and the developer of the master planned development and authorised by Council as the relevant planning authority. The 'accepted development' pathway means that no planning consent is needed – development has effectively been 'pre-approved' via the 'accepted development' criteria and the separate 'building envelope plan'. Building approval, however, is still required. This approach will provide a streamlined approval process for large master planned projects within a robust planning framework. Refer to **Appendix 3 for flowchart of the proposed approval pathway process.**

Under the Code, where the proposed development does not meet the 'accepted development' criteria or the requirements of the 'building envelope plan', or the developer is not party to the

agreed 'building envelope plan', it will be undergo a standard code assessment against the policy in the Code.

There are no proposed changes to the approval pathways (or land uses) in the **Open Space Zone** which addresses the Bombay Street Reserve.

Implications for this DPA

The DPA proposes to streamline residential development applications being undertaken via the HRA master plan by providing detailed 'complying' criteria which will guarantee approval where development proposals are aligned with an 'agreed building envelope plan'.

Except where development otherwise aligns with Schedule 4 of the *Development Regulations 2006* (Complying Development), all other applications for dwellings outside of these criteria will be required to undergo assessment of their merits against the Zone and Policy Area provisions.

Implications for the Code

The Transition to the Code will see the proposed 'complying' criteria upgraded to 'accepted development'. Where residential development aligns with these criteria, together with a 'building envelope plan' (as agreed between HRA and Council), then it will not require planning consent.

All other development will be required to undertake the standard development pathways as set out in the Zone.

4.2 Proposed built form

4.2.1 Quality infill development

The State Planning Commission has undertaken significant investigations into quality infill development reflecting the focus of *The 30-Year Plan for Greater Adelaide* on infill development.

Large infill developments that are master planned, such as Oaklands Park, can place less emphasis on fitting in with an existing area as they are instead creating a new neighbourhood character. As such, there are a diverse range of design options available and can involve provision of new public infrastructure networks to enable improved coordination. The result is the creation of a more cohesive community development. Minor infill development, in comparison, is often required to address issues on a site-by-site basis.

Often these large development projects are at the forefront of innovation, industry trends and market preferences. The scale of these projects, combined with development experience, expertise and access to resources, provides the ability to innovate, test and deliver new housing products and infrastructure solutions which, if successful, are often adopted more broadly. The *'People and Neighbourhoods Policy Discussion Paper' 2019* prepared by the State Planning Commission provides further detailed discussion around the challenges and opportunities offered by infill development.

The master plan for Oaklands Park has included extensive design investigations, a number of which have been discussed previously in this report, to ensure quality infill development including:

- **Housing diversity – types, heights, sizes**

The master plan has included the design of a diversity of contemporary and innovative dwellings types to meet the wide ranging needs of the community and promote social inclusivity with affordable, social and private dwellings. The housing design ranges from single storey up to four storey, with various numbers of bedrooms and formats (detached, semi-detached, group dwellings and residential flat buildings) to promote a mixture of people and lifestyles.

Dwelling layout has considered relationships with adjacent development, accessibility and overlooking and massing – for example, larger dwellings located adjacent open spaces where the massing of the building is mitigated and there is opportunity for passive surveillance of the activities.

- **Road network design**

The master plan proposes some changes to the existing road network to support the higher density development, with a finer-grained ground plan that also makes a more efficient use of the land assets. The design includes the provision of rear (vehicular) access for properties via new laneways which will provide improved accessibility throughout the community.

This also provides increased opportunity for on-street car parking provision, as streets are not fragmented by driveway entrances which must be kept clear.

- **Water Sensitive Urban Design (WSUD)**

WSUD includes the sustainable use and re-use of water in urban development and buildings as well as landscaping. In this case, WSUD is being incorporated with the introduction of recycled water systems and stormwater management infrastructure upgrades to ensure efficient use of water in the new development. The expansion of public open space will also assist by incorporating stormwater runoff.

- **Landscaping**

The master plan includes extensive landscaping and an urban tree canopy which will be integrated with housing, infrastructure and public open space to provide a more amenable community environment, biodiversity and an improved microclimate (i.e. reduced urban heat effect from extensive, exposed hard surfaces).

Implications for this DPA

The master planned approach to the development provides a basis for the DPA to facilitate the delivery of contemporary, innovative and functional community environment with a focus on good design.

The Marion Council Development Plan provides a range of provisions in the General Section which guide the design around the specific requirements of the zone, including the following modules:

- *Design and Appearance*
- *Interface between Land Uses*
- *Land Division*

- *Medium and High Rise Development (3 or More Storeys)*
- *Natural Resources - including WSUD*
- *Residential Development*
- *Transportation and Access.*

Implications for the Code

The proposed **Master Planned Renewal Zone** will transition to the Code reflecting the master plan approach to the development as set out in the DPA.

The Code also contains a range of General Section policy modules which address the design of taller developments as well as the impacts of developments on surrounding areas, including:

- *Design in Urban Areas*
- *Interface between Land Uses*
- *Land Division in Urban Areas*
- *Transport, Access and Parking.*

These policies will ensure that policy intent will transition between the planning systems.

4.2.2 Building heights

Current policy in the **Residential Zone – Regeneration Policy Area 16** and **Medium Density Policy Area 12** provides for development up to two storeys with support for a third storey addition within the roof space. These existing policy frameworks extend into the surrounding residential areas (to the south and west) which are not proposed for rezoning under this DPA.

The affected area is dominated by single storey dwellings, although there are a number of two storey semi-detached dwellings (generally owned by SAHA) as well as some private infill development.

The proposed **Master Planned Renewal Policy Area 25** supports a range of dwelling heights up to and including three storeys or twelve metres, thereby supporting a range of dwelling types and formats. **Four storey development will be supported where sited on larger allotments of a minimum 1200 square metres with a 35 metre frontage – to ensure that scale and massing are offset by the larger land area.** Such development is likely to consist of residential flat buildings which the development master plan proposes in different sites scattered throughout the affected area.

Because of their potential for increased impact on adjacent development, under the proposed **Master Planned Renewal Policy Area 25**, these taller developments will be required to be considered on merit and will not be included in the complying assessment pathway.

A preliminary concept plan detailing the distribution of dwellings by height for the HRA project is set out below. It can be seen that the master plan proposes a thorough distribution of single and two-storey developments throughout the affected area.

The proposed increase in building heights is considered sustainable in the context of the broad-scale, master planned approach. Existing General Section policy in the Marion Council Development Plan requires that development address potential interface impacts including overlooking, overshadowing, relationships with the street and public realm etc, as well as design requirements such as street and boundary setbacks, upper level setbacks and obscuring of upper level windows to mitigate impacts. The existing '*Medium and High Rise Development (3 or More Storeys)*' module places significant emphasis on design and appearance, dwelling

configuration (including transition between building heights) and environmental factors (access to light, landscaping etc) to offset the anticipated increased building densities. These design and mitigation measures are intended to be carried over into the Code.

On this basis, it is considered that a height limit of four storeys is appropriate in an area that is proposed for a mixture of dwelling types, particularly given the master planned approach to the development which pre-determines the location of taller buildings, and the extensive policy regime which seeks to mitigate built form impacts and promote an amenable community environment.

Figure 9: Preliminary concept plan showing proposed building heights for affected area



Source: Design IQ

Implications for this DPA

The DPA seeks to promote a diversity of development up to three storeys in the residential component of the affected area, but provides for taller development where larger allotments can mitigate visual and other impacts.

The Marion Council Development Plan provides a range of provisions in the General Section which guide the design of development to limit interface impacts. This includes the following modules:

- *Design and Appearance*
- *Interface between Land Uses*
- *Land Division*
- *Medium and High Rise Development (3 or More Storeys)*
- *Residential Development.*

Implications for the Code

The proposed **Master Planned Renewal Zone** will transition to the Code with the building heights proposed in the DPA.

The Code also contains a range of General Section policy modules which address the design of taller developments as well as the impacts of developments on surrounding areas, including:

- *Design in Urban Areas*
- *Interface between Land Uses*
- *Land Division in Urban Areas.*

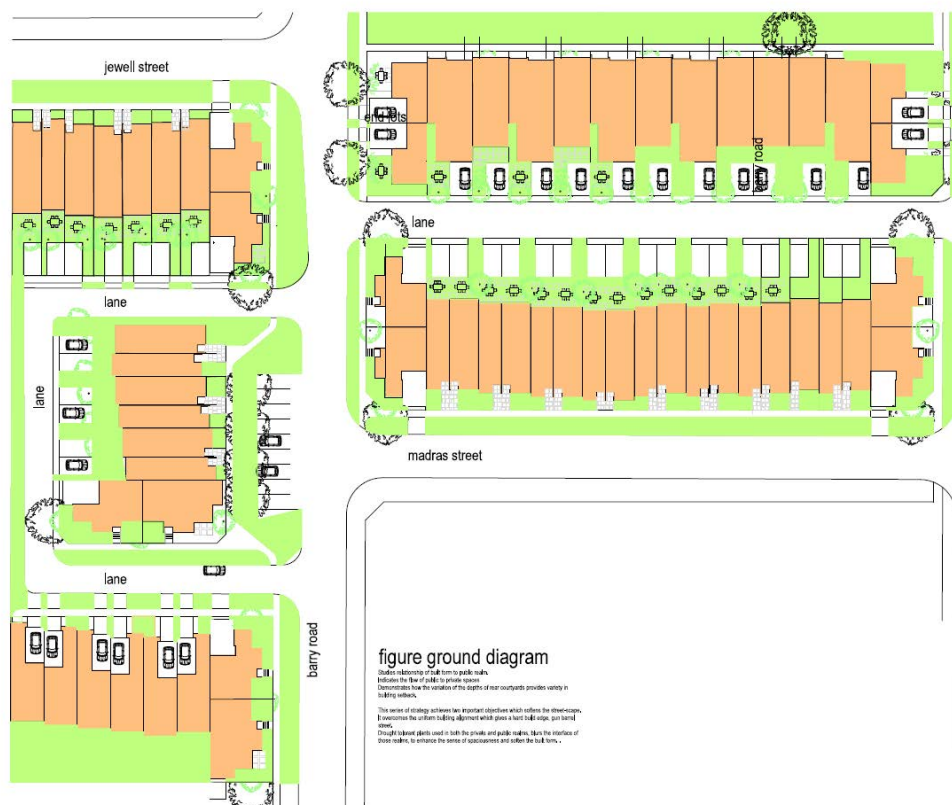
These policies will ensure that policy intent will transition between the planning systems.

4.2.3 Building setbacks

Setbacks in a residential area play a role in mitigating impacts on adjacent developments such as noise, overshadowing and privacy. They also enable landscaping opportunities as well as access. Medium density development typically has reduced front, side and rear setbacks, reflective of the desire to maximise the use of land assets. Upper levels on multi-storey buildings frequently have provisions for upper level setbacks to reduce scale and massing of developments.

The DPA proposes setbacks for the zone which are reflective of medium density parameters for the Marion Council Development Plan, as set out in the figure and table below.

Figure: 10: Example of proposed building setbacks for affected area



Source: Design IQ

Table 6: Draft Master Planned Renewal Policy Area 25 setback policies

Boundary	Existing Residential Zone Marion Council Development Plan Minimum setback (metres)	Draft Urban Renewal Neighbourhood Zone (DPA) Minimum setback (metres)
Primary road frontage	5 metres within the <i>Medium Density Policy Area 12</i> and <i>Regeneration Policy Area 16</i> except where located on an arterial road.	8m or more along the frontage of an arterial road; or 1.5m or more adjacent a public reserve that has an area greater than 2000m²; or 3m or more along all other road frontages; or - Consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Secondary road frontage	2 metres within <i>Medium Density Policy Area 12</i> and <i>Regeneration Policy Area 16</i> 3 metres in all other circumstances.	900mm; or - If a dwelling on any adjoining allotment is closer to the secondary street than 900mm, the distance of that dwelling from the boundary with the secondary street; or - Consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Side boundary	- Where the wall height is not greater than 3 metres: (a) 2 metres within Hills Policy Area 11 (b) 0.9 metres in all other circumstances. - Where the wall height is between 3 metres and 6 metres: (a) 3 metres if adjacent southern boundary (b) 2 metres in all other circumstances. - Where the wall height is greater than 6 metres: (a) if not adjacent the southern boundary, 2 metres plus an additional setback equal to the increase in wall height above 6 metres (b) if adjacent the southern boundary, 3 metres plus an additional setback equal to the increase in wall height above 6 metres.	Where a building is not sited on the side boundary: 0.9 metres for a wall height less than 3 metres; and 0.9 metres plus 1/3 of the wall height above 3 metres; or - Consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Rear allotment boundary	(a) 6 metres for single storey parts of the dwelling (where no wall height exceeds 3 metres) (b) 8 metres for all other parts of the dwelling with a wall height greater than 3 metres subject to the following variations:	- Consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment; or 5 metres or more where the subject land directly abuts an allotment of a different zone; or

Boundary	Existing Residential Zone Marion Council Development Plan Minimum setback (metres)	Draft Urban Renewal Neighbourhood Zone (DPA) Minimum setback (metres)
	(i) within Hills Policy Area 11 – (a) is 8 metres (ii) within Marion Plains Policy Area 8, Medium Density Policy Area 12, Northern Policy Area 13, Racecourse Policy Area 15, Regeneration Policy Area 16, Foothills and Seaside Policy Area 23, Southern Policy Area 18 for sites with an average site gradient less than 1-in-8 and Worthing Mine Policy Area 20 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary (iii) within Medium Density Policy Area 12 and Regeneration Policy Area 16 - (b) is 6 metres. (iv) within Lonsdale Policy Area 9 for sites with an average gradient less than 1-in-8 - (a) may be reduced to 3 metres for no more than 50 per cent of the width of the rear boundary.	• 0 metres where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land; or • 3m for the first building level or 0m where the rear boundary adjoins a laneway; and • 5m for any second building level or 0m where the rear boundary adjoins a laneway; and • 5m plus any increase in wall height over 7m for buildings three building levels and above.

These draft DPA setbacks are tighter than setbacks for the Residential Zone in the existing Marion Council Development Plan but align with the proposed Code framework. The draft setback requirements are reflective of the focus on higher residential densities sought for the area and the need to more efficiently use finite land assets. However, the master planned approach to the broader development offsets this by including landscaping plans and stormwater management plans which will ensure that a green canopy is available, that heat island effects are minimised and that the increased stormwater runoff from development is managed through an upgraded drainage network.

In addition, the holistic design approach means that each property is designed in consideration of adjacent development and location within the broader precinct so built form impacts are minimised. Whilst this is identified explicitly in the complying development provisions (e.g. obscuring of upper level windows), it is also reflected in the General Section provisions for all development.

Implications for this DPA

The DPA seeks to reduce setbacks to support increased densities. The draft policy relies on the guidance of the General Section in the Marion Council Development Plan to address interface impacts between developments, particularly residential development, as follows:

- *Design and Appearance*
- *Interface between Land Uses*
- *Land Division*
- *Medium and High Rise Development (3 or More Storeys).*

Implications for the Code

The proposed building setbacks are reflective of those proposed in the draft Code and will transition without change.

The Code also contains a range of General Section policy modules which address the design of taller developments as well as the impacts of developments on surrounding areas, including:

- *Design in Urban Areas*
- *Interface between Land Uses*
- *Land Division in Urban Areas.*

These policies will ensure that policy intent will transition between the planning systems.

4.2.4 Private Open Space

Private open space is a valuable component of residential development as it provides opportunity for landscaping, access to sunlight and recreational areas with a relative amount of privacy. With our increasing population and housing densities, access to private open space has been reduced and there is increasing reliance on the provision of public open space for formal and informal purposes. On this basis, policy seeks to provide minimum parameters for standard dwelling developments.

However, it is also proposed to provide lower standards for dwellings which are built in accordance with a previously approved *building envelope plan*. This is because the affected area is well serviced with existing public open space (including the Rajah and Bombay Street Reserves, which will be upgraded), offsetting the reduced private open space. Importantly, this policy shift will maximise development potential within the affected area, enabling the release of over 400 new dwellings to the market, the sale of which will provide critical funding for the renewal of social housing and the upgrade of open space and infrastructure. **It is emphasised that this lower provision is only proposed to be applied where a dwelling is associated with an approved building envelope plan providing a minimum of 15 per cent affordable housing. It is not intended that this lower provision be applied in any other circumstance.**

The private open space policy as proposed in the **Master Planned Renewal Policy Area 25** is set out below.

Table 7: Draft Master Planned Renewal Policy Area 25 private open space provisions

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
A dwelling constructed within a building envelope approved as part of a Building Envelope Plan in connection with a land division that provides a minimum of 15 per cent affordable housing	Dwellings at ground level (including dwellings of two or more storeys)	10sqm/ minimum dimension 2m
	Dwellings above ground	8sqm/ minimum dimension 2m
Dwelling (at ground level)	N/A	Total area: 24sqm located behind the building line Minimum directly accessible from a living room: 16sqm/ minimum dimension 3m

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling in a residential flat building which incorporates above ground dwellings	Dwellings at ground level	15sqm/ minimum dimension 3m
	Dwellings above ground level	
	Studio	4sqm / minimum dimension 1.8m
	One bedroom dwelling	8sqm / minimum dimension 2.1m
	Two bedroom dwelling	11sqm / minimum dimension 2.4m
	Three + bedroom dwelling	15sqm / minimum dimension 2.6m

Implications for this DPA

The draft private open space policy is reflective of the higher densities proposed for the affected area, as well as the access to public open space. The draft policy relies on the guidance of the General Section in the Marion Council Development Plan to address interface impacts between development, particularly residential development, as follows:

- *Design and Appearance*
- *Interface between Land Uses*
- *Land Division*
- *Medium and High Rise Development (3 or More Storeys).*

Implications for the Code

The proposed private open space provisions are reflective of those proposed in the draft Code and will transition without change (subject to the consultation review of the Code).

The Code also contains a range of General Section policy modules which address the design of taller developments as well as the impacts of developments on surrounding areas, including:

- *Design in Urban Areas*
- *Interface between Land Uses*
- *Land Division in Urban Areas.*

These policies will ensure that policy intent will transition between the planning systems.

Summary of Recommended Policy Changes

1 ZONING

- Rezone the ***Residential Zone – Regeneration Policy Area 16*** and ***Medium Density Policy Area 12*** in the affected area with a new ***Urban Renewal Neighbourhood Zone*** and new ***Master Planned Renewal Policy Area 25***.

2 MAPS AND OVERLAYS

2.1 Overlays

- Amend the following Overlay Map for that part of the affected area to be rezoned to ***Urban Renewal Neighbourhood Zone – Master Planned Renewal Policy Area 25***:
 - *Affordable Housing Map Mar/5* – to provide for affordable housing in the DPA affected area.

2.2 Mapping

- Amend the following maps to reflect new zoning framework:
 - *Zone Map Mar/5* – to identify new Zone boundaries
 - *Policy Area Map Mar/5* – to identify new Policy Area boundaries

Statement of Statutory Compliance

1 SECTION 26 OF THE DEVELOPMENT ACT 1993

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

2 ACCORDS WITH THE PLANNING STRATEGY

Relevant strategies from the Planning Strategy are summarised in *Section 2.1 – Consistency with The 30-Year Plan for Greater Adelaide* and *Appendix 1* of this document. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

3 ACCORDS WITH OTHER PARTS OF THE DEVELOPMENT PLAN

The policies proposed in this DPA are consistent with the format, content and structure of the Marion Council Development Plan.

4 COMPLEMENTS THE POLICIES IN THE DEVELOPMENT PLANS FOR ADJOINING AREAS

The policies proposed in this DPA will not affect the Development Plans for adjoining areas.

5 SATISFIES THE REQUIREMENTS PRESCRIBED BY THE REGULATIONS

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

REFERENCES / BIBLIOGRAPHY

Resources used during the compilation of the DPA:

- **Aboriginal Heritage Management** – Independent Heritage Consultants Pty Ltd, January 2020
- **City of Marion Strategic Plan 2019-2029** – City of Marion, 2019
- **Communications and Engagement Plan** – Elton Consulting, December 2018
- **Housing, Employment and Land Supply Program (Greater Adelaide)** – State Government of South Australia, 2012
- **Local Area (SA2 and LGA) Population Projections for South Australia, 2016 to 2036** – Government of South Australia, 2020
- **Marion Council Development Plan** – Government of South Australia, Consolidated 9 July 2020
- **People and Neighbourhoods Policy Discussion Paper** – State Planning Commission, September 2019
- **Preliminary Design Concept Plans / Architectural Drawings**
- **Preliminary Design Concept Plans** – Design IQ 2020:
 - Public Transport
 - Open Space
 - Access and Mobility (Pedestrian & Cycle)
 - Laneway Detail
 - Scale and Height
 - Landscaping
- **Oaklands Park Ministerial DPA Investigation Report** (draft) – Future Urban Pty Ltd, July 2020
- **Oaklands Park Precinct Plan Business Case** – Future Urban Pty Ltd, May 2019
- **Our Housing Future 2020-2030** – Government of South Australia, December 2019
- **Population Projections for South Australia and Regions 2016-41** – Government of South Australia, May 2019
- **Preliminary Site Investigations** – Argon Environmental, May 2018
- **Residential Land Supply and Development Trends** – A research paper prepared by the Department of Planning, Transport and Infrastructure for the State Planning Commission, April 2018
- **Site History Report** – Housing SA Asset Services / Technical Services, October 2013
- **South Australian Planning Policy Library (Version 6)** – Government of South Australia, 2011
- **State Planning Policies For South Australia** – Government of South Australia, 2019
- **Statement of Justification** – Housing Renewal Australia, June 2020
- **Stormwater Management Plan** – Norman Asset Delivery, 2020
- **Tenant Engagement for Oaklands Park** – Strategy and Implementation Plan – Elton Consulting, May 2019
- **The 30-Year Plan For Greater Adelaide 2017** – (former) Department of Transport, Energy and Infrastructure, Government of South Australia 2017
- **The 20-Year State Infrastructure Strategy** – Infrastructure SA, May 2020
- **Traffic Investigations** (preliminary) – MFY, January 2019

APPENDICES

Appendix 1 – Strategic objectives & priorities State Government (other strategic documents)

South Australian Planning Strategy – The 30-Year Plan for Greater Adelaide (2017)

The 30-Year Plan for Greater Adelaide (The Plan) sets five overarching targets which the DPA is considered to meet, as discussed below. In addition, the Plan identifies a range of policies that underpin how these targets can be achieved, as well as action plans.

Table 8: The 30-Year Plan for Greater Adelaide (2017) Targets

Planning Strategy Targets	Comment
1. Containing our urban footprint and protecting our resources	
Target – 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045	The DPA seeks to rezone land that can support the development of new housing in an established urban area of Adelaide, and this is therefore consistent with assisting in the achievement of this target.
2. More ways to get around	
Target – 60% of all new housing in metropolitan Adelaide will be built within close proximity to current and proposed fixed line (rail, tram, O-Bahn and bus) and high frequency bus routes by 2045	The DPA seeks to rezone land that can support future housing and is located in close proximity (and with direct pedestrian connection) to established public transport routes, including the Adelaide-Seafood rail service and bus routes on Morphett Street. These public transport routes provide exceptional connectivity from this location, particularly to the CBD.
3. Getting active	
Target – Increase the share of work trips made by active transport modes by residents of Inner, Middle and Outer Adelaide by 30% by 2045	The DPA promotes the use of active transport modes through the provision of walking and cycling access ways in proximity to shops, services and employment.
4. Walkable neighbourhood	
Target – Increase the percentage of residents living in walkable neighbourhoods in Inner, Middle and Outer Metropolitan* Adelaide by 25% by 2045	The DPA promotes the use of active transport modes through the provision of walking and cycling access ways in proximity to shops, services and employment.
5. Housing Choice	
Target – Increase housing choice by 25% to meet changing household needs in Greater Adelaide by 2045	A key output of the DPA is the provision of increased housing choices through the transformation of a low density residential to a medium density housing development. This will provide an improved range of housing choices to reflect the diverse characteristics of the population.

The key policies from The Plan that underpin these targets are identified as follows:

Table 9: The 30-Year Plan for Greater Adelaide (2017) policies

Policy / Action	Comment
Transport corridors, growth areas and activity centres	
P1 - Deliver a more compact urban form by locating the majority of Greater Adelaide's urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)	The DPA proposes the development of a medium density residential community that optimises its strategic location in proximity to key transport corridors and services. This format of infill development seeks to better utilise physical and service infrastructure in the vicinity and reduce dependence on the private motor vehicle. It is intended to promote active lifestyle, accessibility to goods and services, improved safety and community development. In turn, increased densities in proximity to services enables them to become increasingly economically viable.
P3 - Increase average gross densities of development within activity centres and transit corridor catchments from 15 to 25 dwellings per hectare to 35 dwellings per hectare.	
P4 - Ensure that the bulk of new residential development in Greater Adelaide is low to medium rise with high rise limited to the CBD, parts of the Park Lands frame, significant urban boulevards, and other strategic locations where the interface with lower rise areas can be managed.	
P6 - Promote urban renewal opportunities and maximise the use of government-owned land to achieve higher densities along transit corridors.	
Design Quality	
P27 - Provide for transitions between higher density and multi-storey, mixed-use developments in activity centres, corridors and existing detached housing precincts.	Emphasis is placed on accessibility via pedestrian and cycle means and expansion as well as landscaping and the design of the public realm.
P28 - Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.	The DPA promotes a mix of housing diversity that provides a range of housing formats to meet the needs of a diverse community. Policy ensures that the mixture of uses and formats are cognisant of adjoining uses and formats to mitigate interface and conflicts.
P29 - Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.	
P32 - Encourage higher density housing to include plantable space for trees and other vegetation where possible.	
Housing mix, affordability and competitiveness	
P36 - Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.	The DPA includes policy that requires development to transition from the new, higher intensity development to the adjacent, lower density residential areas. Development is required to consider the context and desired character of each locality and site. This will maximise the amenity, health and safety of residents and the larger community, and to mitigate the negative impacts of noise and air quality, as well as quality of life issues such as privacy and access to sunlight at the interface of development. The DPA will also facilitate the transition from industrial uses of each affected area, with various amenity, health and safety
P37 - Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including: • ancillary dwellings such as granny flats, laneway and mews housing • dependent accommodation such as nursing homes • assisted living accommodation • aged-specific accommodation such as retirement villages • small lot housing types • in-fill housing and renewal opportunities.	

Policy / Action	Comment
P45 - Promote affordable housing in well located areas close to public transport and which offers a housing mix (type and tenure) and quality built form that is well integrated into the community.	impacts on each locality, to a more compatible form of development with the surrounding residential areas. It will also promote an increased diversity of housing formats for each area with focus on apartment-style living and provision for affordable housing.
Health, wellbeing and inclusion	
P47 - Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include: • diverse housing options that support affordability • access to local shops, community services and facilities • access to fresh food and a range of food services • safe cycling and pedestrian-friendly streets that are tree-lined for comfort and amenity • diverse areas of quality public open space (including local parks, community gardens and playgrounds) • sporting and recreation facilities • walkable connections to public transport and community infrastructure.	The DPA promotes an increased diversity of housing formats with a focus on medium to high density residential. This includes provision for affordable housing. This is intended to meet the needs of the increasingly diverse community in an area dominated by low rise, detached housing. In addition, the rezoning will provide opportunity for ground floor, non-residential development that will be compatible and supportive of the adjacent and predominant residential development.
P50 - Provide diverse areas of quality public open space in neighbourhoods (especially in higher density areas) such as local parks, community gardens, playgrounds, greenways and sporting facilities to encourage active lifestyles and support access to nature within our urban environment.	The large site, with majority single ownership, provide significant opportunity for the development of coordinated, residential communities in southern Adelaide with access to a range of public transport services as well as open space and recreation facilities.
The economy and jobs	
P55 - Promote certainty to undertake development while at the same time providing scope for innovation.	The DPA will provide certainty for the future development residential dwellings. The provision for residential infill will provide for the population growth necessary to generate economic growth in nearby centres and commercial areas.
P56 - Ensure there are suitable land supplies for the retail, commercial and industrial sectors.	
Transport	
P75 - Increase the number of neighbourhoods, main streets and activity centres where place is given greater priority than vehicle movement by adopting a 'link and place' approach.	The DPA provides for a medium density residential development area that enables close access to public transport and services as well as increase economic certainty for investment purposes.
P76 - Improve the amenity and safety of public transport stops, stations and interchanges by improving their connections to adjacent development and encouraging mixed-use development and housing diversity in close proximity.	
P78 - Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport (see Map 8).	
Infrastructure	
P83 - Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including: • walking and cycling paths and facilities	The DPA places significant emphasis on pedestrian, cycle movement in the zone. In addition, public transport accessibility will provide alternative mode for longer distances. On this basis,

Policy / Action	Comment
- local stormwater and flood management including water sensitive urban design - public open space - sports facilities - street trees - community facilities, such as child care centres, schools, community hubs and libraries.	the DPA is able to justify the minimum parking requirements to reflect the viability of alternative transport modes. The DPA is based on investigations regarding the capacity and provision of both physical and social infrastructure to support the development potential of the site. Existing policy in the DPA requires that infrastructure be provided to meet the requirements of the proposed development. No change is proposed to this direction. The investigations have generally concluded that any upgrades required can be accommodated but will be better determined at the development assessment stage. These will also generally be at the cost of the developer.
P84 - Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals of all demographic groups and levels of ability.	

State Planning Policies for South Australia (January 2019)

The State Planning Policies for South Australia (SPP) is the highest order policy document for South Australia's planning system. It outlines 16 policies which set out the overarching goals for the State and requirements for the planning system.

Table 10: State Planning Policies

State Planning Policy	Comment
SPP 1 Integrated Planning: Integrated planning coordinates the strategic use of land with the necessary services and infrastructure.	The DPA investigation integrates land use, transport, and infrastructure planning to ensure the policy outcomes provide a coordinated response for the strategic use of the affected site.
SPP 2 Design Quality: Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier.	The DPA establishes policy frameworks which promote high quality design on the ground which achieves the desired development outcome while also ensuring that the design is sympathetic and responsive to surrounding uses.
SPP 3 Adaptive Reuse: Adaptive reuse of buildings, sites and places in both urban and rural settings can have cultural, social, economic and environmental benefits.	The DPA proposes the rezoning of a site, which is currently being underutilised, to a higher and better residential use for the site which is more compatible with the long-standing residential localities.
SPP 5 Climate Change: Our future prosperity, the liveability of our cities and towns, the health and wellbeing of our communities and the resilience of our built and natural environment all depend on how well we adapt to and mitigate the impacts of climate change.	The DPA provides for a higher density residential developments in a highly walkable, cycle friendly urban environments with strong connections to nearby public transport routes, thus promoting the use of alternative transport and reducing car dependency.
SPP 6 Housing Supply and Diversity: Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations.	The DPA provides for the growth of housing supply within the locality and allows for a diversification in the housing form in the location.
SPP 11 Strategic Transport Infrastructure: The economic and social prosperity of South Australia relies on a transport system that is safe, integrated, coordinated, dependable and sustainable.	The DPA ensures that the proposed rezoning has adequately considered and responded to the potential impacts of future development on the surrounding roads and transport networks. Additionally, the policies of the DPA ensure that the future development scenarios are appropriately integrated with existing

State Planning Policy	Comment
	and future pedestrian, cycling, road, and public transport infrastructure.
SPP 14 Water Security and Quality: Our water dependent ecosystems also rely on access to water so that they can continue to provide cultural, aesthetic, amenity, recreational and tourism benefits. It is therefore vital that we continue to protect and plan for our water now and into the future.	The DPA has investigated that post-development scenarios to ensure that water quality requirements can be satisfactorily achieved.
SPP 15 Natural Hazards: Natural hazards are an integral part of the South Australian landscape and have the potential to impact on people, property, infrastructure, our economy and the environment. As we continue to grow and develop, we need to plan for and mitigate risks from these hazards.	Stormwater and flooding potential have been investigated to ensure that the site can be utilised for the intended purpose without an unreasonable level of risk.
SPP 16 Emissions and Hazardous Activities: Protecting communities and the environment from exposure to industrial emissions and hazards and site contamination is fundamental to the creation of healthy cities and regions.	The previous uses of the site have been considered and expert advice has been provided to ensure that the site can be suitably remediated at the development assessment stage to accommodate sensitive residential use.

Appendix 2 – Draft Planning and Design Code policy

MASTER PLANNED RENEWAL ZONE

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development and supporting uses in emerging urban communities contribute to creating a convenient urban environment for residents.	DTS/DPF 1.1 Development comprises one or more of the following land uses: • Ancillary accommodation • Community facility • Consulting room • Display home • Dwelling • Educational establishment • Office • Outbuilding • Pre-school • Recreation area • Residential flat building • Retirement facility • Shop • Student accommodation • Supported accommodation.
PO 1.2	DTS/DPF 1.2 Medium and high density residential development located either:

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
The density of residential development increases closer to open space, public transport, centres and community facilities.	(a) within 200m of an activity centre (b) within 200m of a public transport stop (c) adjoining public open space greater than 2000m² (including where the site would adjoin if not separated by a public road).
PO 1.3 Non-residential uses are of a scale to support the anticipated future growth of the surrounding neighbourhood.	DTS/DPF 1.3 None are applicable
PO 1.4 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) does not exceed 250m ² gross leasable floor area (individually or combined, in a single building).
PO 1.5 Non-residential development provides a range of services to the local community primarily in the form of: 1. commercial uses including small scale offices, shops and consulting rooms 2. community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services 3. services and facilities ancillary to the function or operation of supported accommodation or retirement housing 4. open space and recreation facilities.	DTS/DPF 1.5 None are applicable
PO 1.6 Community facilities such as schools, community centres, recreation centres and public open space are co-located with complementary uses to reinforce their role as a focal point for community.	DTS/DPF 1.6 None are applicable

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.7 Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.	DTS/DPF 1.7 None are applicable
Coordinated and Orderly Development	
PO 2.1 Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.	DTS/DPF 2.1 None are applicable
PO 2.2 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.	DTS/DPF 2.2 None are applicable
Site Dimensions and Land Division	
PO 3.1 Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.	DTS/DPF 3.1 None are applicable
PO 3.2 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.	DTS/DPF 3.2 None are applicable
PO 3.3 Land division that includes building envelope plans for the purposes of assessing built form outcomes identifies the following in relation to residential allotments: (a) setbacks from boundaries which provide a cohesive streetscape pattern and appropriate interface with adjoining land (b) vehicle access points located to provide safe and convenient access,	DTS/DPF 3.3 None are applicable

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
facilitate on-street parking and enable street tree planting.	
PO 3.4 A building envelope plan that is part of a master planned land division providing a minimum 15 per cent affordable housing provides coordinated private open space that supports occupants' needs and liveability between neighbours.	DTS/DPF 3.4 None are applicable
PO 3.5 The coordination of private open space within a building envelope plan that is part of a master planned land division providing a minimum 15 per cent affordable housing is sized and located to meet the needs of occupants and liveability between neighbours.	DTS/DPF 3.5 Private open space is provided at a minimum rate of: (a) for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2m (b) for dwellings above ground, 8 square metres with a minimum dimension of 2m.
PO 3.6 Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices, dwellings that are functional and provide a high standard of residential amenity for occupants.	DTS/DPF 3.6 None are applicable
PO 3.7 Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	DTS/DPF 3.7 Development will not result in more than 1 dwelling on an existing allotment.
Open space	
PO 4.1 The size and distribution of open space encourages recreation and healthy lifestyles.	DTS/DPF 4.1 Division of land on sites greater than 15 hectares results in 80% of allotments created for residential purposes located within a 400m walk of open space that has a minimum area of 1.5 hectares.
PO 4.2 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking	DTS/DPF 4.2 None are applicable

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art.	
Building Height	
PO 5.1 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.	DTS/DPF 5.1 Building height (excluding garages, carports and outbuildings) not exceeding: (a) the maximum height nominated on an authorised building envelope plan (as part of an approved land division) for the subject site/allotment - or (b) 4 building levels and 15 metres where the site: (i) is at least 1200 square metres (ii) has a frontage of at least 35 metres - or (c) 3 building levels and 12 metres in all other circumstances.
PO 5.2 The effects of building mass on residential allotments in a different neighbourhood-type zone mitigated through articulation of building elevations.	DTS/DPF 5.2 None are applicable
Primary Street Setback	
PO 6.1 Buildings are setback from primary street boundaries to establish a consistent and attractive streetscape character and integrate development with public open space.	DTS/DPF 6.1 Buildings setback from the primary street frontage at least: (a) 8m or more along the frontage of an arterial road - or (b) 1.5m or more where the allotment is located adjoining a public reserve greater than 2000sqm (including where the site would adjoin if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment - or (c) 3m or more along all other road frontages

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	or (d) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Secondary Street Setback	
PO 7.1 Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.	DTS/DPF 7.1 Buildings setback from the secondary street frontage at least the lesser of the following: (a) 900mm or (b) if a dwelling on any adjoining allotment is closer to the secondary street than 900mm, the distance of that dwelling from the boundary with the secondary street or (c) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Boundary walls	
PO 8.1 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 8.1 Dwelling walls on side boundaries either: (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height or (b) are consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment or (c) do not exceed: i. 3 metres in height and ii. 11.5 metres in length and iii. with respect to all boundary walls on the same boundary, 45% of the total length of the boundary.
PO 8.2	DTS/DPF 8.2

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings.	Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.
Side boundary setback	
PO 9.1 Buildings are setback from side boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours.	DTS/DPF 9.1 Buildings not sited on side boundaries setback from the side boundary: (a) 0.9 metres for a wall height less than 3 metres and (b) 0.9 metres plus 1/3 of the wall height above 3 metres or (c) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.
Rear boundary setback	
PO 10.1 Buildings are setback from rear boundaries to provide: (a) separation between dwellings in a way that complements the established character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 10.1 Buildings setback from the rear boundaries as follows: (a) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment or (b) 5 metres or more where the subject land directly abuts an allotment of a different zone or (c) 0 metres where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land or (d) 3m for the first building level or 0m where the rear boundary adjoins a laneway and (e) 5m for any second building level or 0m where the rear boundary adjoins a laneway and (f) 5m plus any increase in wall height over 7m for buildings three building levels and above.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Concept Plans	
PO 11.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variations. The following Concept Plans are relevant: <i>{ConceptPlan}</i>	DTS/DPF 11.1 None are applicable
Advertising and Display Homes	
PO 12.1 Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.	DTS/DPF 12.1 Advertising is limited to: (a) temporary displays to promote the sale of land and buildings within the zone (b) one display per road frontage and (c) an advertising display area no greater than 6m x 3m.
PO 12.2 Display homes provide sufficient car parking.	DTS/DPF 12.2 Display homes provide sufficient car parking at a rate of: (a) 5.5 carpark spaces per display home for up to five display homes (b) 2.5 additional carpark spaces per additional display home.

Table 1 - Accepted Development Classification

Dwelling Except where any of the following apply: • Aircraft Noise Exposure Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay	1. The dwelling will be constructed within a building envelope approved as part of a Building Envelope Plan in connection with a land division that provides a minimum of 15 per cent affordable housing: (a) provides 1 on-site car park, with the following dimensions: i. where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions: A. single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m B. double parking spaces (side by side)
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• Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • Mount Lofty Ranges Catchment (Area 2) Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay	(i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) a minimum garage door width of 2.4m ii. where uncovered, spaces have: A. a minimum length of 5.4m B. a minimum width of 2.4m C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m (b) provides open space at a rate no less than: i. for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2m ii. for dwellings above ground, 8 square metres with a minimum dimension of 2m (c) does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: i. a maximum building height of 3 building levels or 12m ii. a wall height of 10 metres (except where a gable end) (d) where the dwelling has a frontage to a public street, it: i. includes at least one window facing the primary street from a habitable room and ii. has an aggregate window area of at least 2 square metres facing the primary street (e) provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: i. are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm ii. have sill heights greater than or equal to 1.5m above finished floor level and/or iii. incorporate screening to a height of 1.5m above finished floor level (f) All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7m above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15m wide in all places faced by the boundary (g) provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located: i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner ii. 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing iv. so that access is not obtained from, and is located at least 25m from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay
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	(h) provide driveways that are designed and sited so that: i. the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no steeper than 1:4 on average ii. they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (i) does not involve: i. excavation exceeding a vertical height of 1m ii. filling exceeding a vertical height of 1m - or iii. a total combined excavation and filling vertical height of 2m or more (j) satisfies one of the following: i. a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> - or ii. there are no aboveground powerlines adjoining the site that are the subject of the proposed development (k) is connected, or will be connected, to a reticulated water scheme or mains water supply with capacity to meet the requirements of the development (l) is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development.
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Table 4 - Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Shop	Shop with a gross leasable floor area less than 1000m².

Table 5 - Procedural Matters (PM)

Notification	Exceptions:
(1) A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably	None

impact on the owners or occupiers of land in the locality of the site of the development.	
(2) All development undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.	Except (where relevant): 1. residential flat building or buildings of 3 storeys or greater 2. demolition of a State or Local Heritage Place.
(3) Subject to (1) and (2), any of the following: (a) Classes of development listed in Master Planned Renewal Zone Table 1 – Accepted Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (b) Classes of development listed in Master Planned Renewal Zone Table 2- Deemed-to Satisfy Development Classification where the proposed development is unable to satisfy the relevant criteria set out in that table (c) ancillary accommodation (d) community facility (e) consulting room (f) deck (g) demolition (h) display home (i) dwelling (j) educational establishment (k) fence (l) land division (m) office (n) outbuilding (o) pre-school (p) recreation area (q) residential flat building (r) retaining wall (s) retirement facility (t) shop (u) student accommodation (v) supported accommodation (w) tree-damaging activity	Except (where relevant): 1. development is unable to satisfy Master Planned Renewal Zone DTS/DPF 1.4 2. development is unable to satisfy Master Planned Renewal Zone DTS/DPF 5.1 3. demolition of a State or Local Heritage Place

Placement of Notices - Exemptions for Performance Assessed Development

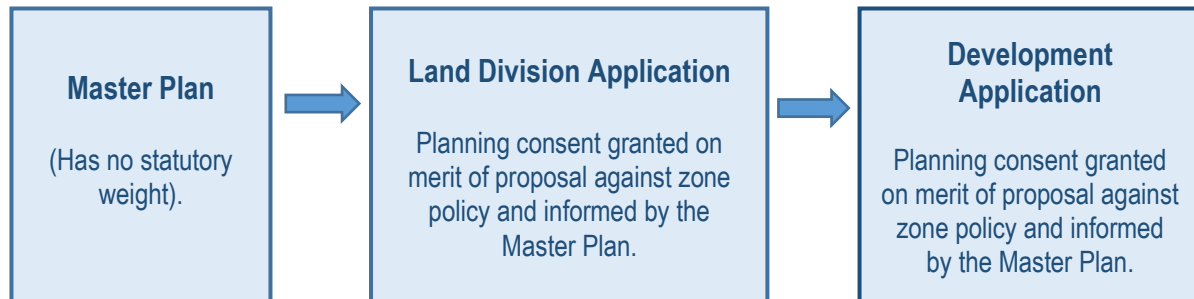
None specified.

Placement of Notices - Exemptions for Restricted Development

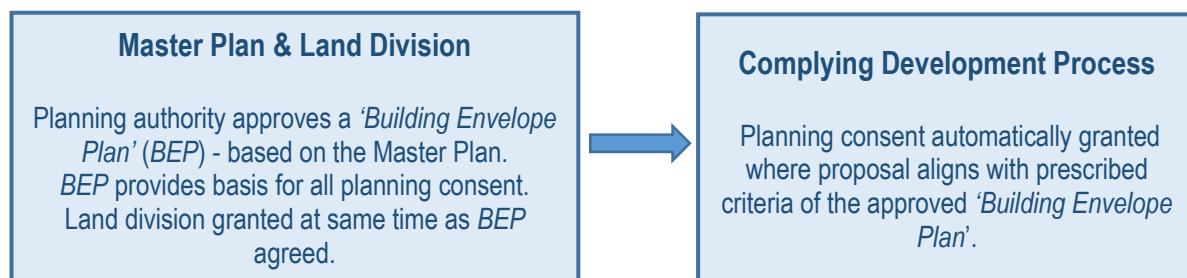
None specified.

Appendix 3 – Draft Development Approval Pathways

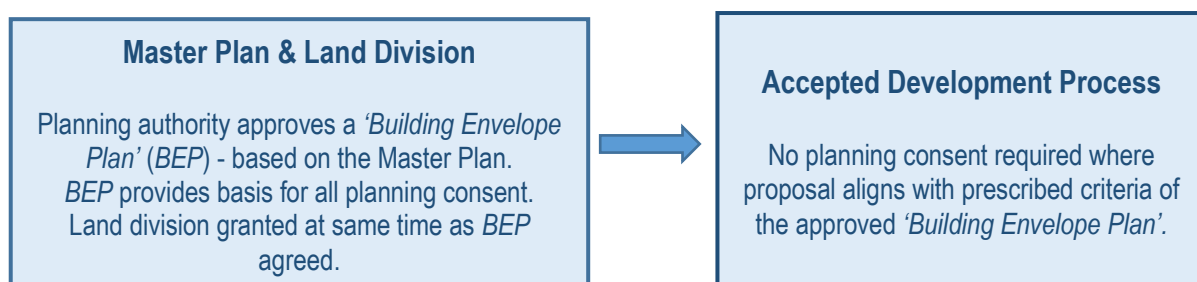
Current development approval process



Proposed development approval process



Draft Planning & Design Code approval process



Development Plan Amendment

By the Minister

Marion Council Development Plan

**Oaklands Park Renewal Development Plan
Amendment**

The Amendment



Government of South Australia
Attorney-General's Department

Amendment Instructions Table

Name of Local Government Area: City of Marion

Name of Development Plan: Marion Council Development Plan

Name of DPA: Oaklands Park Renewal DPA

The following amendment instructions (at the time of drafting) relate to the Marion Council Development Plan consolidated on 9 July 2020.

Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.

Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	- Amend - Replace - Delete - Insert			

COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)

Amendments required: **No**

ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)

Amendments required: **Yes**

Urban Renewal Neighbourhood Zone (new) and Master Planned Renewal Policy Area 25 (new)

1.	Insert	Following the Urban Core Zone, the contents of Attachment A.	N	N
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TABLES

Amendments required: **No**

MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)

Amendments required: **Yes**

Map Reference Table

2.	Insert	In the Zone section, add the following row after 'Urban Core': Urban Renewal Neighbourhood Mar/5	N	N
3.	Insert	In the Policy Area section, add the following row after 'Hills Policy Area 11': Master Planned Renewal Policy Area 25 Mar/5	N	N

Map(s)

4.	Replace	The following maps with the contents of Attachment B:	N	N
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Oaklands Park Renewal DPA
by the Minister

		• Overlay Map Mar/5 – Affordable Housing • Zone Map Mar/5 • Policy Area Map Mar/5		
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ATTACHMENT A

Urban Renewal Neighbourhood Zone Master Planned Renewal Policy Area 25

(new zone and policy area)

Urban Renewal Neighbourhood Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Housing that no longer meets community preferences replaced with new diverse housing options, as housing density increases.
- 2 Employment and community services improve access to jobs, goods and services without compromising residential amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use and Intensity

- 1 Development comprises one or more of the following land uses:
 - Ancillary accommodation
 - Community facility
 - Consulting room
 - Dwelling
 - Educational establishment
 - Office
 - Pre-school
 - Recreation area
 - Residential flat building
 - Retirement facility
 - Shop
 - Supported accommodation.
- 2 Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents, with larger-scale shops, offices and consulting rooms established on higher order roads or adjacent existing commercial and retail precincts.
- 3 A shop, consulting room or office (or any combination thereof):
 - a) comprises a change in the use of an existing building that is lawfully used as a shop, office or consulting room (or any combination thereof);
 - b) does not exceed 200 square metres gross leasable floor area (individually or combined, in a single building) where located on a site with a primary frontage to an arterial or collector road, or adjoining a zone with the words 'Main Street' or 'Activity Centre' in its name; or
 - c) in all other cases, does not exceed 100 square metres gross leasable floor area (individually or combined, in a single building).

- 4 Non-residential development provides a range of services to the local community primarily in the form of:
 - a) commercial uses including small scale offices, shops and consulting rooms;
 - b) community services such as educational establishments, community centres, places of worship, pre-schools, child care and other health and welfare services;
 - c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing; or
 - d) open space and recreation facilities.

Site Dimensions and Land Division

- 5 Allotments/sites created for residential purposes accommodate a diverse range of medium density housing.
- 6 High density housing located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.

Building Height

- 7 Buildings generally 2-3 levels with taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

Primary Street Setback

- 8 Buildings are set back from primary street boundaries to establish a desirable urban streetscape character and integrate development with public open space.

Secondary Street Setback

- 9 Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public streets and reinforce a streetscape character.

Boundary Walls

- 10 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.

Side Boundary Setback

- 11 Buildings are set back from side boundaries to provide:
 - a) separation between buildings to minimise visual impact; and
 - b) access to natural light and ventilation for neighbours.

Rear Boundary Setback

- 12 Buildings are set back from rear boundaries to provide:
 - a) separation between dwellings to minimise visual impact;
 - b) access to natural light and ventilation for neighbours;
 - c) open space recreational opportunities; and
 - d) space for landscaping and vegetation.

Master Planned Renewal Policy Area 25

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this Policy Area.

OBJECTIVES

- 1 A revitalised community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use and Intensity

- 1 In addition to the land uses identified in the Urban Renewal Neighbourhood Zone, development comprises one or more of the following land uses:
 - Display home.
- 2 Non-residential uses are of a scale to support the anticipated future growth of the surrounding neighbourhood.
- 3 The density of residential development increases closer to open space, public transport, centres and community facilities.
- 4 Community facilities such as schools, community centres, recreation centres and public open space are co-located with complementary uses to reinforce their role as a focal point for community.
- 5 Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

Co-ordinated and Orderly Development

- 6 Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.
- 7 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.

Site Dimensions, Land Division and Building Envelope Plans

- 8 Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.
- 9 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.
- 10 Land division that includes building envelope plans for the purposes of assessing built form outcomes identifies the following in relation to residential allotments:
 - (a) setbacks from boundaries which provide a cohesive streetscape pattern and appropriate interface with adjoining land; and
 - (b) private open space sized and located to meet the needs of occupants; and

- (c) vehicle access points located to provide safe and convenient access, facilitate on-street parking and enable street tree planting.
- 11 Sites for residential purposes are consistent with an authorised plan of division or Concept Plan.
- 12 Where a dwelling forms part of a master planned land division providing a minimum 15 per cent affordable housing, discounts may be applied in accordance with the following:
 - (a) In relation to car parking:
 - i. 1 car park per dwelling.
 - (b) In relation to private open space:
 - i. For dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or
 - ii. For dwellings above ground level, 8 square metres with a minimum dimension of 2 metres.
- 13 A building envelope plan forming part of a master planned land division which provides a minimum 15 per cent affordable housing achieves the following:
 - (a) setbacks from boundaries which provide a cohesive streetscape pattern and appropriate interface with adjoining land; and
 - (b) private open space sized and located to meet the needs of occupants; and
 - (c) vehicle access points located to provide safe and convenient access, facilitate on-street parking and enable street tree planting; and
 - (d) building heights of 2-3 levels.

Open space

- 14 The size and distribution of open space encourages recreation and healthy lifestyles.
- 15 Division of land on sites greater than 15 hectares results in 80 per cent of allotments created for residential purposes located within a 400 metres walk of open space that has a minimum area of 1.5 hectares.
- 16 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art.

Building Height

- 17 Building height (excluding garages, carports and outbuildings) not exceeding:
 - a) the maximum height nominated on an authorised building envelope plan (as part of an approved land division) for the subject site/allotment; or
 - b) 4 building levels and 15 metres where the site:
 - i. is at least 1200 square metres; and
 - ii. has a frontage of at least 35 metres; or
 - c) 3 building levels and 12 metres in all other circumstances.

Primary Street Setback

- 18 Buildings setback from the primary street frontage at least:
 - a) 8 metres or more along the frontage of an arterial road; or
 - b) 1.5 metres or more where the allotment is located adjoining a public reserve greater than 2000 square metres (including where the site would adjoin if not separated by a public

road), the dwelling faces that reserve and access is provided to the rear of the allotment;
or

- c) 3 metres or more along all other road frontages; or
- d) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.

Secondary Street Setback

19 Buildings setback from the secondary street frontage at least the lesser of the following:

- a) 900 millimetres; or
- b) if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the secondary street; or
- c) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.

Boundary Walls

20 Dwelling walls on side boundaries either:

- a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- b) are consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment; or
- c) do not exceed:
 - i. 3 metres in height; and
 - ii. 11.5 metres in length; and
 - iii. with respect to all boundary walls on the same boundary, 45 per cent of the total length of the boundary.

21 Dwellings in a semi-detached, row or terrace arrangement are setback at least 900 millimetres from side boundaries shared with allotments outside the development site.

Side Boundary Setback

22 Buildings not sited on side boundaries setback from the side boundary:

- a) 0.9 metres for a wall height less than 3 metres; and
- b) 0.9 metres plus 1/3 of the wall height above 3 metres; or
- c) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment.

Rear Boundary Setback

23 Buildings setback from the rear boundaries as follows:

- a) consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment; or
- b) 5 metres or more where the subject land directly abuts an allotment of a different zone; or
- c) 0 metres where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land; or

- d) 3 metres for the first building level or 0 metres where the rear boundary adjoins a laneway; and
- e) 5 metres for any second building level or 0 metres where the rear boundary adjoins a laneway; and
- f) 5 metres plus any increase in wall height over 7 metres for buildings three building levels and above.

Private Open Space

- 24 Private open space provided consistent with an authorised building envelope plan (as part of an approved land division) for the subject site/allotment, or in accordance with the following:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24 square metres located behind the building line Minimum directly accessible from a living room: 16 square metres with a minimum dimension 3 metres
Dwelling in a residential flat building which incorporates above ground dwellings	Dwellings at ground level	15 square metres / minimum dimension 3 metres
	Dwellings above ground level	
	Studio	4 square metres / minimum dimension 1.8 metres
	One bedroom dwelling	8 square metres / minimum dimension 2.1 metres
	Two bedroom dwelling	11 square metres / minimum dimension 2.4 metres
	Three + bedroom dwelling	15 square metres / minimum dimension 2.6 metres

Advertising and display homes

- 25 Advertising is limited to:
- a) temporary displays to promote the sale of land and buildings within the zone; and
 - b) one display per road frontage; and
 - c) an advertising display area no greater than 6 metres x 3 metres.
- 26 Display homes provide sufficient car parking at a rate of:
- a) 5.5 carpark spaces per display home for up to five display homes; and
 - b) 2.5 additional carpark spaces per additional display home.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

Form of Development	Complying Criteria / Conditions
Detached dwelling	1 Principles of Development Control 11, 15, 16, 17, 18, 19, 20, 21 and 22 of the Master Planned Renewal Policy Area 25 are satisfied.
Semi-detached dwelling	
Row dwelling	2 Dwellings provide on-site car parking spaces at a rate no less than: (a) 1 or 2 bedroom dwelling: 1 space per dwelling; and (b) 3 or more bedroom dwelling: 2 spaces per dwelling.
	3 Each dwelling with a frontage to a public street: a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4 metres; and b) has an aggregate window area of at least 2 square metres facing the primary street.
	4 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
	5 A living room incorporates a window with an external outlook towards the street frontage or private open space.
	6 Garages and carports facing a street: a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling; and b) are set back at least 5.5 metres from the boundary of the primary street; and c) have a garage door / opening not exceeding 7 metres in width; and d) have a garage door / opening width not exceeding 50 per cent of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
	7 Upper level windows facing side or rear boundaries shared with an allotment intended or used for residential purposes: a) are permanently obscured to a height of 1.5 metres above finished floor level that is fixed or not capable of being opened more than 200 millimetres; or b) have sill heights greater than or equal to 1.5 metres above finished floor level; and / or c) incorporate screening with a maximum of 25 per cent of openings, permanently fixed no more than 0.5 metres from the window surface and sited adjacent to any part of the window less than 1.5 metres above the finished floor level.

Form of Development Complying Criteria / Conditions

- 8 All sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25 per cent transparency/openings fixed to a minimum height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the balcony.
- 9 The proposed development satisfies one of the following:
 - a) A Stormwater Management Plan has been endorsed by the relevant Council for the land and the proposed dwelling has been designed in accordance with that Stormwater Management Plan; or
 - b) Residential development:
 - (i) includes rainwater tank storage:
 - (A) connected to at least 80 per cent of the roof area; and
 - (B) connected to all toilets and either the laundry cold water outlets or hot water service;
 - (C) with a minimum total capacity in accordance with Table 1; and
 - (D) where detention is required, includes a 20-25 millimetres diameter slow release orifice at the bottom of the detention component of the tank; and
 - (ii) incorporates dwelling roof area comprising at least 80 per cent of the site's impervious area.

Table 1: Rainwater Tank

Site size (m ²)	Minimum retention volume (Litres)	Minimum detention volume (Litres)
<200	2000	N/A
200-400	2000	Site perviousness <30%: 1000 Site perviousness ≥30%: N/A
>401	4000	Site perviousness <35%: 1000 Site perviousness ≥35%: N/A

- 10 Residential parking spaces enclosed by fencing, walls, posts or other structures have the following internal dimensions (separate from any waste storage area):
 - a) single width parking spaces:
 - i. a minimum length of 5.4 metres per space; and
 - ii. a minimum width of 3.0 metres; and
 - iii. a minimum garage door width of 2.4 metres.

Form of Development	Complying Criteria / Conditions
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- b) double parking spaces (side by side):
 - i. a minimum length of 5.4 metres; and
 - ii. a minimum width of 5.5 metres; and
 - iii. minimum garage door width of 2.4 metres per space.

11 Uncovered car parking spaces have:

- a) a minimum length of 5.4 metres; and
- b) a minimum width of 2.4 metres; and
- c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres.

12 Driveways and access points:

- a) for sites with a frontage to a public road of 10 metres or less, have a maximum width of 3.2 metres measured at the property boundary and are the only access point provided on the site; or
- b) for sites with a frontage to a public road greater than 10 metres:
 - i. have a maximum width of 5 metres measured at the property boundary and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

13 Vehicle access to car parking spaces:

- a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
- b) where newly proposed, is setback:
 - i. 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner; and
 - ii. 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and
 - iii. 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

14 Driveways are designed and sited so that:

- a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport will not be steeper than 1:4 on average; and
- b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

15 Where dwellings abut both side boundaries, a waste bin storage area is provided behind the building line of each dwelling that:

Form of Development	Complying Criteria / Conditions
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- a) has a minimum area of 2 square metres with a minimum dimension of 0.9 metres (separate from any designated car parking spaces or private open space); and
- b) a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800 millimetres between the waste bin storage area and the street.

16 The dwelling satisfies one of the following:

- a) does not incorporate a change of use of land; or
- b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land; or
- c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under *Part 10A of the Environment Protection Act 1993* to the effect:
 - i. that site contamination does not exist (or no longer exists) at the land; or
 - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
- d) the allotment was the subject of consent granted under the *Development Act 1993* or the *Planning Development and Infrastructure Act 2016* on or after 1 September 2009 in relation to the division of the land.

17 One of the following is satisfied:

- a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or
- b) there are no above ground powerlines adjoining the site that is the subject of the proposed development

18 The dwelling does not involve either:

- a) excavation exceeding a vertical height of 1 metre; or
- b) filling exceeding a vertical height of 1 metre; or
- c) a total combined excavation and filling vertical height of 2 metres or more.

19 The dwelling will be constructed within a building envelope approved as part of a Building Envelope Plan in connection with a land division that provides a minimum of 15 per cent affordable housing:

- a) provides 1 on-site car park, with the following dimensions:
 - i. where enclosed by fencing, walls or other obstructions, the spaces following internal dimensions:
 - A. single parking spaces:
 - (i) a minimum length of 5.4 metres; and
 - (ii) a minimum width of 3.0 metres; and
 - (iii) a minimum garage door width of 2.4 metres

Form of Development	Complying Criteria / Conditions
---------------------	---------------------------------

- | | |
|----|--|
| | <ul style="list-style-type: none"> B. double parking spaces (side by side) <ul style="list-style-type: none"> (i) a minimum length of 5.4 metres; and (ii) a minimum width of 5.5 metres; and (iii) a minimum garage door width of 2.4 metres ii. where uncovered, spaces have: <ul style="list-style-type: none"> A. a minimum length of 5.4 metres; and B. a minimum width of 2.4 metres; and C. a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres |
| b) | provides private open space at a rate no less than: <ul style="list-style-type: none"> i. for dwellings at ground level (including dwellings of two or more storeys), 10 square metres with a minimum dimension of 2 metres; or ii. for dwellings above ground, 8 square metres with a minimum dimension of 2 metres |
| c) | does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed: <ul style="list-style-type: none"> i. a maximum building height of 3 building levels or 12 metres; and ii. a wall height of 10 metres (except where a gable end) |
| d) | where the dwelling has a frontage to a public street, it: <ul style="list-style-type: none"> i. includes at least one window facing the primary street from a habitable room; and ii. has an aggregate window area of at least 2 square metres facing the primary street |
| e) | provides upper level windows facing the side or rear boundaries shared with another residential allotment/site which: <ul style="list-style-type: none"> i. are permanently obscured to a height of 1.5 metres above finished floor level and are fixed or not capable of being opened more than 200 millimetres; or ii. have sill heights greater than or equal to 1.5 metres above finished floor level; and/or iii. incorporate screening to a height of 1.5 metres above finished floor level |
| f) | All sides of balconies or terraces on upper building levels are permanently obscured to a height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the boundary; |
| g) | provides vehicle access to car parking spaces that is located consistent with that shown on the relevant building envelope plan, or is located: <ul style="list-style-type: none"> i. 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner; and ii. 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; and iii. 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian actuated crossing; and |

Form of Development Complying Criteria / Conditions

- iv. so that access is not obtained from, and is located at least 25 metres from the tangent of, any road subject to the Key Outback and Rural Routes Overlay, Urban Transport Routes Overlay or Major Urban Transport Routes Overlay
- h) provide driveways that are designed and sited so that:
 - i. the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is no steeper than 1:4 on average; or
 - ii. they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary
- i) does not involve:
 - i. excavation exceeding a vertical height of 1metre; or
 - ii. filling exceeding a vertical height of 1metre; or
 - iii. a total combined excavation and filling vertical height of 2 metres or more
- j) satisfies one of the following:
 - i. a declaration is provided on or behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or
 - ii. there are no aboveground powerlines adjoining the site that are the subject of the proposed development.
- k) is connected, or will be connected, to a reticulated water scheme or mains water supply with capacity to meet the requirements of the development
- l) is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Form of Development	Exceptions
Shop or group of shops	Except where the gross leasable area is 1000 square metres or less

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

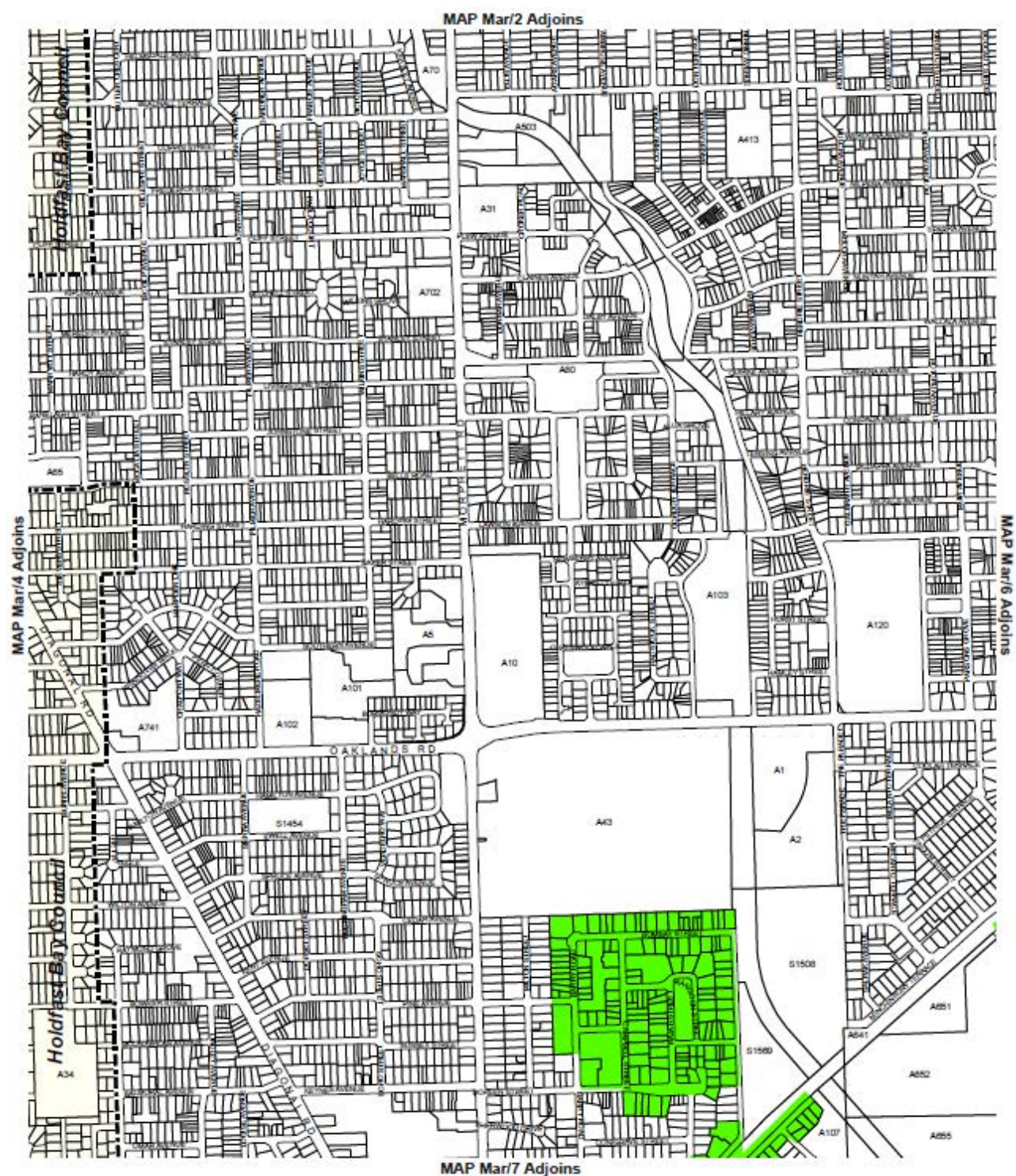
Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All development within the Urban Renewal Neighbourhood Zone , except where listed as Category 2	Non-residential development which does not satisfy PDC 3 of the Urban Renewal Neighbourhood Zone Development with a building height that exceeds PDC 15 of the Master Planned Renewal Policy Area 25

ATTACHMENT B

MAPS (REPLACEMENTS)

Overlay Map Mar/5 – Affordable Housing
Zone Map Mar/5
Policy Area Map Mar/5



Overlay Map Mar/5

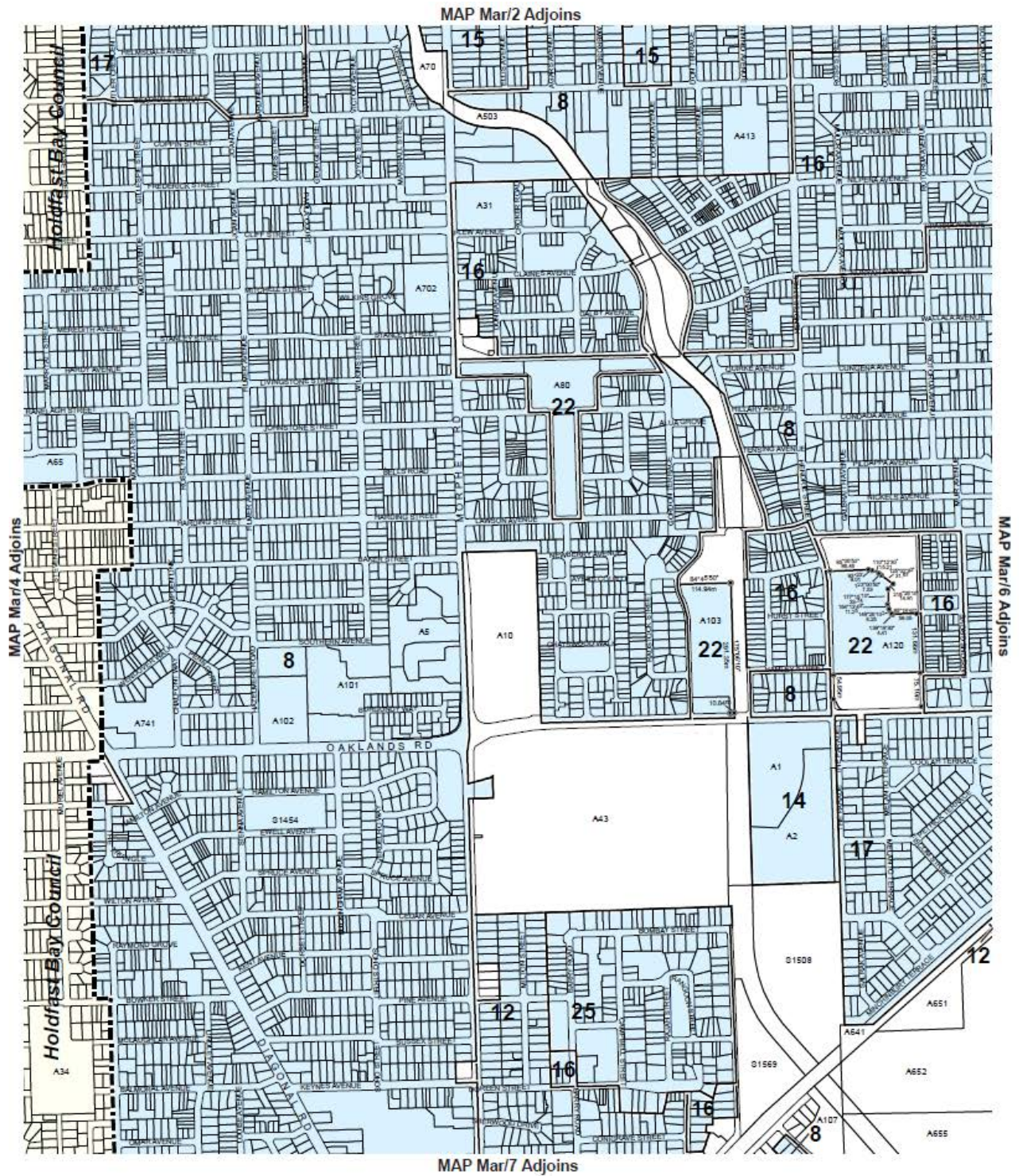
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 Affordable Housing Designated Area
 Development Plan Boundary

Zones	
C	Commercial
Cu	Community
DE	Defence Establishment
LCe	Local Centre
NCE	Neighbourhood Centre
OS	Open Space
R	Residential
SAN	Suburban Activity Node
URN	Urban Renewal Neighbourhood
	Zone Boundary
	Development Plan Boundary



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Policy Area Map Mar/5

