

Southern Suburbs Residential Policy Code Amendment

What is the Planning and Design Code?

In South Australia, the Planning and Design Code (the Code) provides the rules and policies proposed developments need to abide by in order to gain planning approval. The Code's policies include where residential and business areas should be located, the size, shape, and form of buildings, and the quantity of landscaping and open space that should be included.

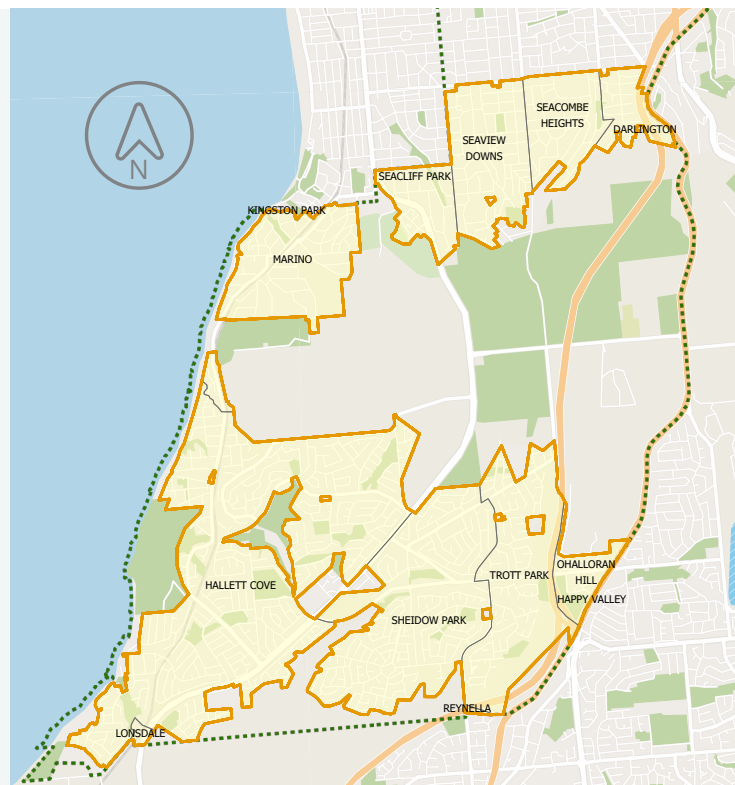
What is a Code Amendment?

The Code's policies are not always consistent with the desires of the community, developer, Council, or State Government etc. A Code Amendment is a document that is used to justify and outline changes that are proposed for planning policies that apply to land. They can apply to specific land parcels, across broader areas, or address a specific policy issue that applies across the State.

What is the aim of this Code Amendment?

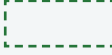
The aim of this Code Amendment is to provide an appropriate set of site area and frontage criteria for new dwellings across the southern residential areas of council to:

- provide opportunities for appropriate infill development to occur
- adjust development opportunities for locations based on slope so that they correlate to the challenges imposed by steeply sloping land.



Affected area and suburbs

The affected area is the area of the proposed planning and design code amendment. All properties within the affected area are to be included in the hills neighbourhood zone and subject to the proposed policy criteria.

-  Affected area
-  Suburbs
-  Marion Council Boundary

Why is this amendment needed?

The policies across the southern suburbs have different site frontage and minimum site area requirements for different types of dwellings despite having similar land characteristics. The policy also unnecessarily limits further infill development in situations where slopes are gentle and can accommodate different housing types.

Parts of Sheidow Park and Seacliff also do not have any policy that reflects the sloping setting of these locations and new policies are needed to provide better guidance and get better design outcomes for new development.

What changes are proposed in this Code Amendment?

The following changes are proposed for consultation:

- changing minimum lot sizes and frontage widths to those shown in the table on the right
- applying the Noise and Air Emissions Overlay to properties abutting the Ocean Road / Lonsdale Road and Main South Road corridors in order to provide policy to guide the placement, design and construction of dwellings to reduce the impacts of noise and emissions from the road on occupants.

Importantly, the Code Amendment will not change allowable building heights across these suburbs, which is currently and will remain at 2 building levels or a maximum height of 9 metres.

Dwelling type	Gradient of site	Proposed minimum site area/frontage width
Detached dwelling	< 1:8	350m ² /10m
	1:8 – 1:4	450m ² /12m
	>1:4	550m ² /15m
Semi-Detached Dwelling	< 1:8	350m ² /9m
	1:8 – 1:4	-
	>1:4	-
Row Dwelling	< 1:8	300m ² /9m
	1:8 – 1:4	-
	>1:4	-
Group Dwellings	< 1:8	300m ² /20m
	1:8 – 1:4	-
	>1:4	-
Residential Flat Buildings	< 1:8	300m ² /20m
	1:8 – 1:4	-
	>1:4	-

Table showing proposed minimum lot sizes and frontage widths

What changes to the Code Amendment can I influence?

Your submission can influence the following:

- the type of residential zone to be applied to the land within the affected area (all or part)
- minimum allotment sizes for the different housing types
- minimum frontage width for the different dwelling types
- application of the Noise and Air Emission Overlay (or other Overlays).

What will happen with my feedback?

All submissions will be considered when reviewing the suitability of the Code Amendment and if any changes should be made. Please note that submissions will be published on the PlanSA portal, however, personal addresses, email and phone numbers will not be published, only company details (if applicable).

Once the consultation closes, an engagement report will be published on the PlanSA portal that will summarise the consultation outcomes and if any changes were made. Timeframes for publishing outcomes of Code Amendments can vary.

You can also find what stage the Code Amendment is up to, including its outcome, by visiting Making Marion: makingmarion.com.au/southernsuburbs

Find out more and have your say!

View documents and complete the online feedback form at Making Marion: makingmarion.com.au/southernsuburbs

Complete a hardcopy feedback form or prepare a written submission: council@marion.sa.gov.au or 'Southern Suburbs Code Amendment submission' City of Marion
Po Box 21
Park Holme SA 5043

Attend a community drop-in session:

Tuesday 31 October 2023
between 6pm and 7pm at:
Cove Civic Centre
1 Ragamuffin Drive
Hallett Cove
No registration necessary.

Contact: Senior Strategic and Policy Planner, David Barone on (08) 8375 6667 or david.barone@marion.sa.gov.au

A hardcopy version of the Code Amendment can be viewed at the Administration Centre, 245 Sturt Road, Sturt.

All feedback must be received by midnight Friday 10 November 2023.