Centre Zone Adjustment Code Amendment

Site 11: 1A Greenfield Road, Seaview Downs

September 2023

CITY OF MARION

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 polices 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 adjust zone boundaries to:

- align with current extents of centres
- correct anomalies in zoning boundaries
- provide greater flexibility for future adaption of sites where centres have or are evolving.

Why is this amendment needed?

The Code Amendment is needed to ensure that zoning reflects land uses on the ground and envisaged. This provides greater certainty for load owners and avoids unnecessary assessment pathways.

What locations are affected?

- Site 1: 10 - 22 Edward Beck Drive, Sheidow Park
- Site 2: 54 and 62 Seacombe Road Darlington
- Site 3: 97A, B, C, D, E McInerney Avenue, Mitchell Park
- Site 4: 32 Finniss Street, Marion
- Site 5: 29B-29E, Dwyer Road, Oaklands Park
- Site 6: 26-28 Daws Road, Ascot Park
- Site 7: 1C, D and E Winton Street, Warradale
- Site 8: 506 Cross Road 23 Almond Grove Glandore
- Site 9: 51-57 Harbrow Grove, Seacombe Gardens
- Site 10: 66 Sixth Avenue, Ascot Park
- Site 11: 1A Greenfield Road, Seaview Downs

What changes are proposed in this Code Amendment?

Zoning changes are specific to each site and either involve a change to a Suburban Acitvity Node Zone, or to a form of Neighbourhood Zone abutting the centre. Zoning changes can be found on the map over the page for the relevant site.

What changes to the Code Amendment can I influence?

Your submission can influence the following:

- the type of zone to be applied to the land within the affected area (all or part)
- the Overlays to be applied to the affected area

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 (minus personal details) will be published on the PlanSA portal.

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: makingmarion.com.au/centresadjustment

Find out more here

View and download documents at:

www.makingmarion.com.au/centresadjustment

You can call Senior Strategic and Policy Planner, David Barone on (08) 8375 6667 or email at david.barone@marion.sa.gov.au

You can view a hard copy of the Code Amendment at:

- Administration Centre, 245 Sturt Road, Sturt SA 5047
- Cove Civic Centre, 1 Ragamuffin Drive, Hallett Cove SA 5158
- Marion Cultural Centre Library, 287 Diagonal Road, Oaklands Park SA 5046
- Park Holme Library, 2A Duncan Avenue, Park Holme 5043.

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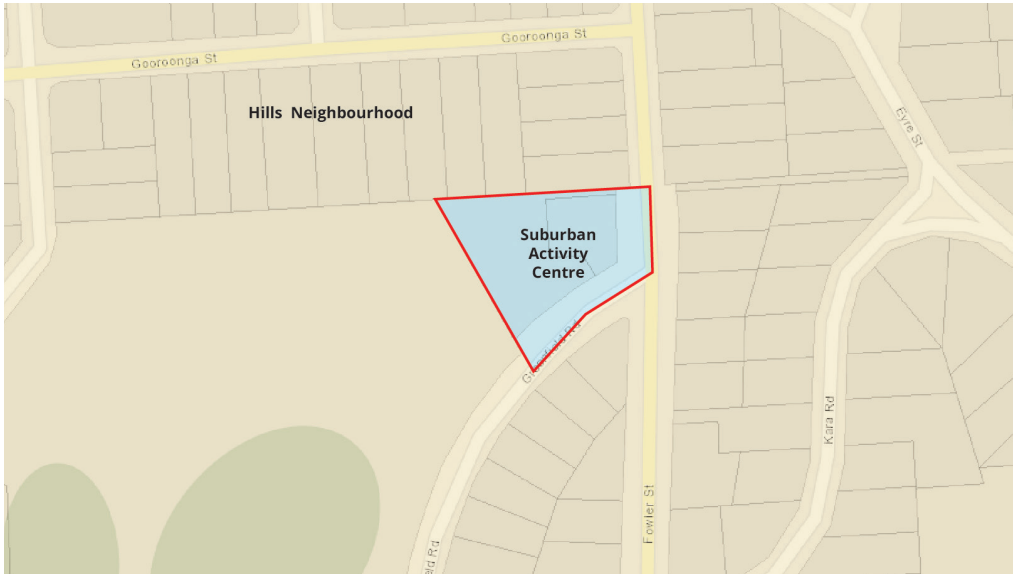
Existing Zoning



Proposed Zoning

Have your say!

Make a submission via:

- the online survey at www.makingmarion.com.au/centresadjustment
- email at council@marion.sa.gov.au
- posting a letter or hard copy survey to:

  City of Marion
  PO Box 21
  Park Holme SA 5043

Consultation closes at 5pm on Monday 18 October 2023.