

Southern Suburbs Residential Code Amendment

Community feedback report

January 2024

Consultation overview

Purpose of engagement:

To generate feedback from the community on whether they support, or do not support the policy changes proposed within the Southern Suburbs Residential Policy Area Code Amendment.

Engagement/communication methods

- Engagement was scheduled to run from 04/09/2023 until 23/10/2023
- A direct mail was sent to over 12,500 properties in the affected areas by a private company
- Due to an identified mailout issue, additional direct letterbox drops were done to selected locations and consultation was extended until 10/11/2023
- 2 scheduled drop-in sessions were held with an additional 2 drop-in sessions held in response to extended timeframe and mailout issue
- Signage was installed in key locations throughout the affected areas to notify residents of the extension to consultation
- A social media campaign provided posts at key stages throughout the consultation
- Paper surveys and the Draft Guidelines were available at the Cove Civic Centre and Council Administration building
- The Making Marion project page was developed with key project documents and community survey and was monitored through the consultation
- The project was published on the SA Planning Portal with link to the survey and the Making Marion page

Consultation activities undertaken

An Engagement Plan was prepared which mapped stakeholders and their interests and aligned engagement methods to the stakeholders, including mandatory legislative requirements within the *Planning, Development and Infrastructure Act, 2016*.

Stakeholder	Activity / Method
Landowners and occupiers	Letters, Social Media Posts, Making Marion page (email to registered users) / SA Planning Portal, Drop-in sessions, Signage, One-on-one meetings and phone calls, email responses
State Agencies	Letter
Utility Providers	Letter
LGA and Neighbouring Councils	Letter
5049 Coastal Community Association	Letter
Boral Quarries	Letter
Local MPs	Letter
Mayor and Elected Members	Briefings (Full Council, Committee and Ward levels), Invitations to drop-in sessions

Mailout to residents

Issues were identified with the mailout to landowners and occupiers within parts of the affected area during the engagement period. In response to this:

- additional letterbox drops were undertaken for a number of streets where there was uncertainty as to whether letters had been delivered;
- the consultation period was extended to provide those who were notified later to provide more time to make a submission;
- two additional drop-in sessions were held and promoted through social media;
- signage was placed at key locations throughout the affected area to further promote the Code amendment and the extension of the consultation period.

Consultation outcomes

250

Making Marion
Responses

45

Plan SA portal
submissions

47

Emails/Letters

87

Drop-in session
attendees

Key themes from what we heard

Those in support:

- Supports housing supply and diversity
- Suitability of these locations

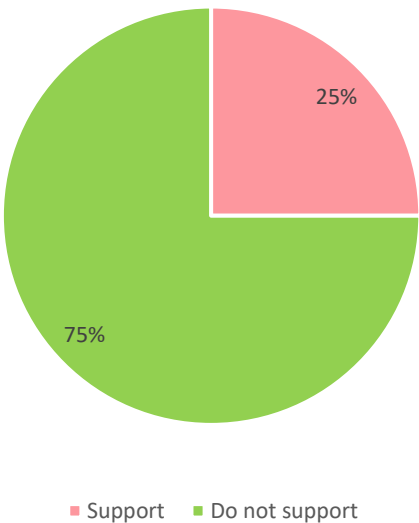
Those against:

- Value of location for large allotments and family homes
- Impacts on the valuable established character
- Loss of tree canopy and vegetated areas
- Adequacy of existing infrastructure
- Additional traffic and on-street parking impacts
- Lots are too dense / small and types of dwellings allowed
- Sustainability and quality of development
- Impacts on amenity of existing dwellings
- Focus for growth should be more strategic
- There should not be a 'one size fits all' approach.

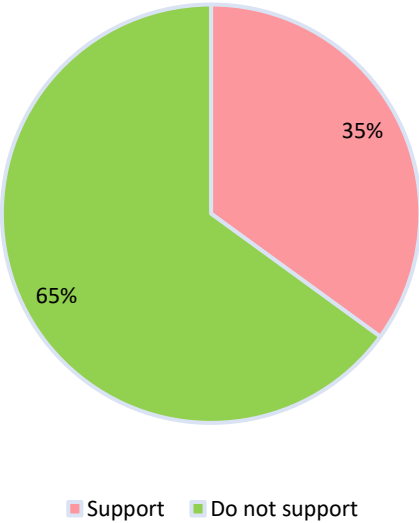
Consultation Outcomes

Levels of support or not are detailed below with and without petition feedback.

Including petition feedback (471 submissions)



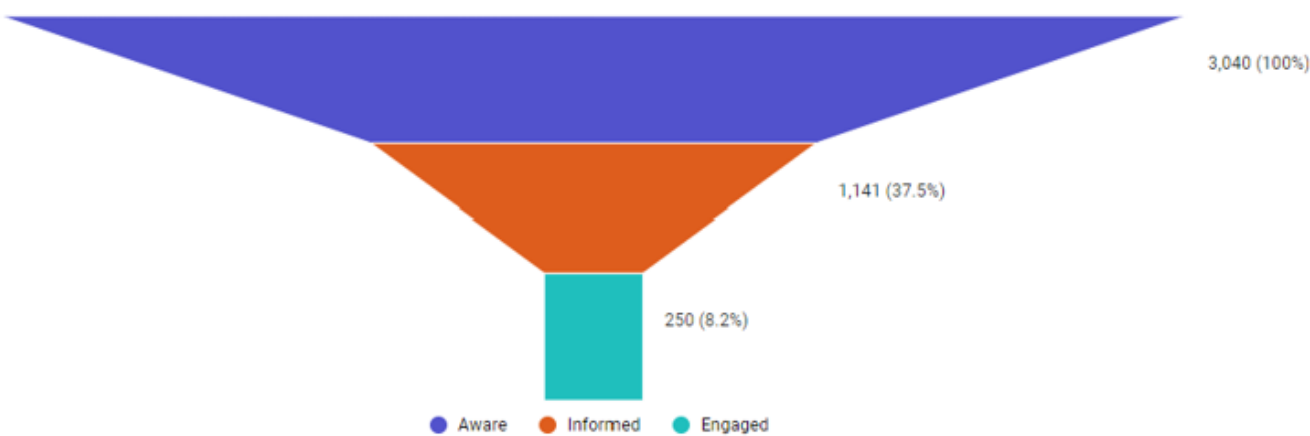
Excluding petition feedback (330 submissions)



Consultation Outcomes

Making Marion:

Out of 3,000 visits to the Making Marion project page, we recorded over 1,000 views of the project materials, and a total of 250 completed surveys.



Definitions:

Aware - Community member has made at least one visit to the project page

Informed - Community member has accessed some available material on the project

Engaged – Community member has contributed to the project using available tools (i.e. survey)

Consultation Outcomes

Plan SA Portal

A total of **45** submissions were provided directly via the Plan SA Portal. Note that some of these were made by people who also made submissions on the Making Marion Survey or via letters.

Letters / Emails / Hard Copy Surveys

A total of **47** Submissions were received letters, emails or hard copy surveys. A total of 14 of these comprised a "standardised" format / set of words distributed by the petitioner.

Social Media

13 posts were made across our channels to raise awareness of the consultation and in particular the extension of the consultation period and additional drop-in sessions.

Petition

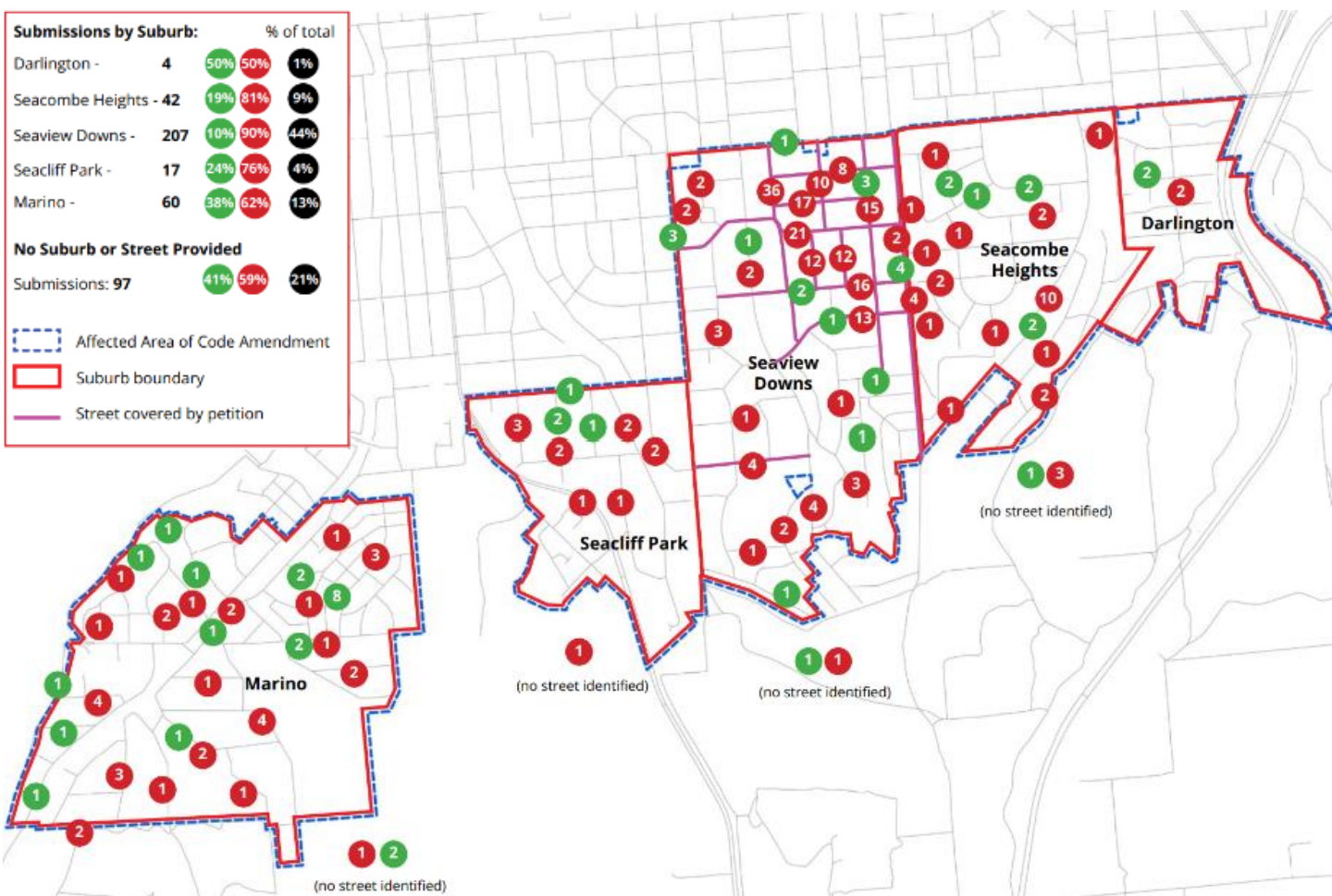
A petition was submitted by a resident of Seaview Downs, with collection of **146** signatures from residents in selected streets within Seaview Downs (some of which had made separate submissions).

Drop-in Sessions

A total of **87** people attended the four drop-in sessions held with sessions generally having between 7 and 30 attendees.

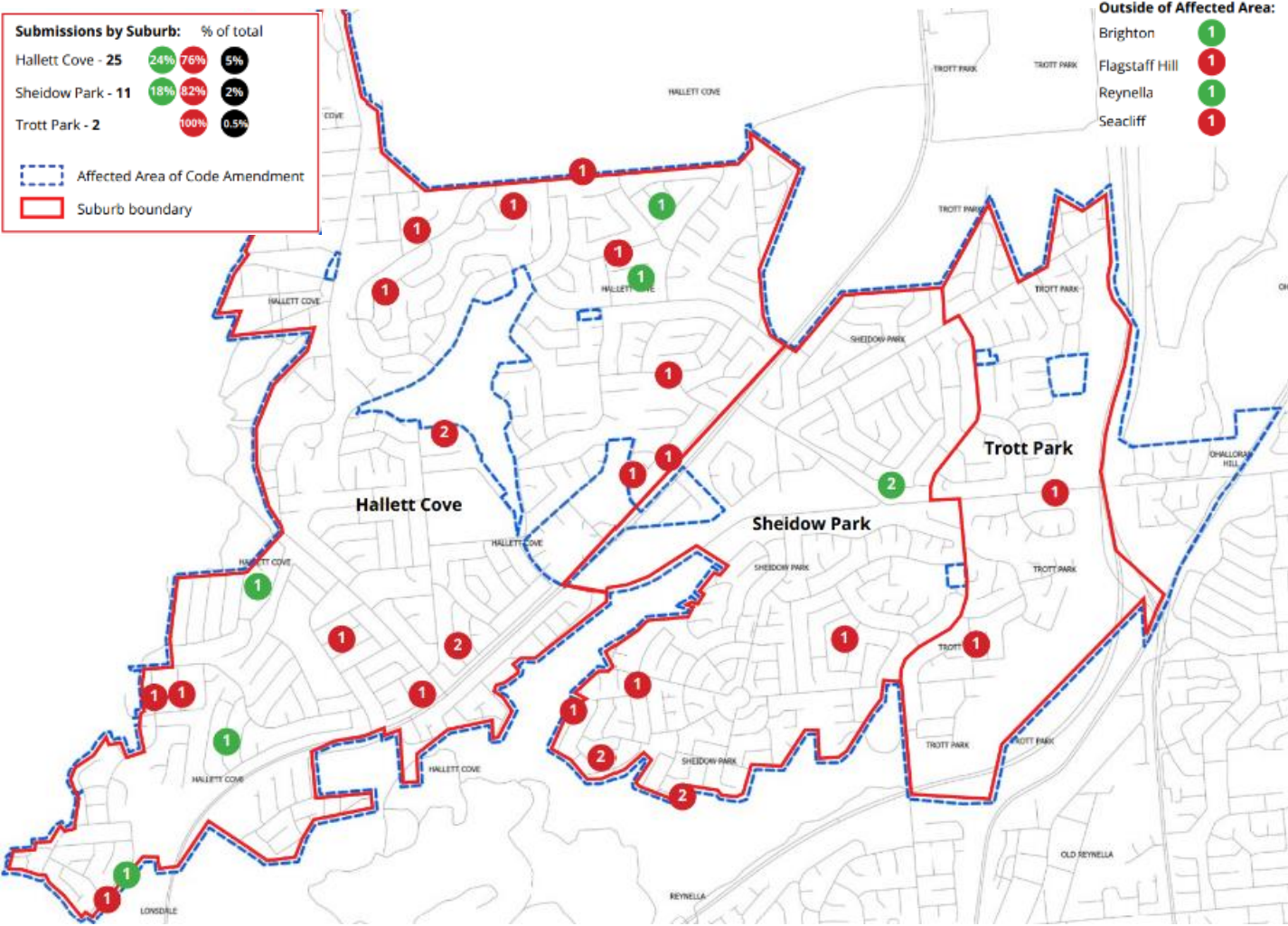
Distribution of Responses (North)

The following map identifies the spatial distribution of submissions in the northern portion of the southern suburbs. Those marked in red represent those who indicated they did not support the proposed policy whilst those in green indicate those who were in support of the proposed policy.



Distribution of Responses (South)

The following map identifies the spatial distribution of submissions in the southern portion of the southern suburbs. Those marked in red represent those who indicated they did not support the proposed policy whilst those in green indicate those who were in support of the proposed policy.



What we heard – Key themes

The following key themes have been derived from a summary of the submissions received.

Those in support

Housing supply and diversity

- There is a need to accommodate additional housing supply to support population growth occurring, particularly considering current shortages
- There is a need to provide opportunities for existing housing to be redeveloped with new housing that better suit modern needs

Suitability of these locations

- These locations contain housing from the 1950s and 60s which do not suit modern living requirements and are on large blocks, meaning they are suitable for new infill housing at increased densities.
- These locations have good access to local services such as schools and centres, and also public transport.

Those against

Value of location for large allotments and family homes

- Many existing residents selected this location and neighbourhood because of the large blocks and inability to further subdivide (relates principally to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park).
- These allotments provide increasingly fewer opportunities to have big yards for families and children to play and this should not be lost (relates principally to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park).
- Development potential of these locations will price out potential families establishing in these locations as they will be competing with developers.

Impacts on the valuable established character

- Changes will significantly alter the character of the neighbourhoods through a range of impacts (trees, front yards, closer housing etc) (relates principally to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park).
- These neighbourhoods comprise valued quality architecture from the 1950's, 60's and 70's that will be lost from demolition.
- New development will be bland and reduced quality of design and construction.

What we heard – Key themes (cont)

Those against (cont)

Loss of tree canopy and vegetated areas

- There are no controls for the retention of trees on the land and this is an important part of the character of these locations.
- Loss of trees will significantly increase urban heat loads in these locations (relates principally to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park).
- Loss of trees will impact greatly in existing habitat for birdlife, lizards and biodiversity and cannot be replaced by monoculture of street trees (relates principally to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park).
- Loss of trees will impact on views to suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park from the plains areas as part of the hills face.

Adequacy of existing infrastructure

- Existing utility infrastructure was not designed to accommodate additional housing and population and is currently struggling with many current problems (relating principally to power, water and sewer).
- Infill development will significantly increase stormwater run-off which will impact on current stormwater systems which are not designed to handle increased volumes. Currently have problems in some locations and this is potentially a larger issue with greater sloping areas.
- Existing social infrastructure is currently at capacity and additional populations will further exacerbate issues with access (principally raised in relation to schools and medical facilities).
- There is insufficient investigation within the Code Amendment demonstrating capacity and strategic plan for potential upgrade of infrastructure as a result of the development facilitated by the Code Amendment.

Lots too dense / small and types of dwellings

- Allotment sizes are too small and will result in congestion and overdevelopment.
- Row dwellings, group dwellings and residential flat buildings are completely out of character with the area and recent examples in neighbouring infill suburbs demonstrate that they generally result in poor design and quality outcomes.
- A range of alternative minimum lot sizes are suggested ranging from 400m² to 600m² but several suggesting 500m².

What we heard – Key themes (cont)

Those against (cont)

Additional traffic and on-street parking impacts

- Roads are currently busy with on street parking which creates congestion and issues with safety. This is heightened within sloping areas where people park on streets instead of steep driveways and where roads are narrow and winding.
- Additional infill development will further worsen on-street parking due to additional driveways (loss of on-street parking) as well as lack of parking used or provided for new development.
- New dwellings should be required to provide at least 3 off-street parking spaces.
- Key junctions along Secombe Road (Morphett Road and South Road) are already failing with stationary traffic at multiple times throughout the day and this will exacerbate this.
- Local streets servicing the neighbourhoods (suburbs of Seaview Downs, Seacombe Heights, Marino and Seacliff Park) have limited through routes and so rely on a handful of key collector streets which are already very busy.
- There is insufficient investigation within the Code Amendment demonstrating capacity and strategic plan for potential upgrades of road network and junctions as a result of the development facilitated by the Code Amendment.

Sustainability and quality of development

- Infill development does not result in sustainable development outcomes through impacts on vegetation and canopy, extensive pervious surfaces, use of dark colours, materials and performance.
- Infill development is generally of poor quality and as investment properties result in generally a poor streetscape with a lower quality of maintenance.

Impacts on amenity of existing dwellings

- Infill development will result in increased impacts on amenity of existing properties by virtue of:
 - Walls on boundaries
 - Overshadowing
 - Overlooking
 - Loss of views
 - Additional noise impacts

What we heard – Key themes (cont)

Those against (cont)

Focus for growth should be more strategic

- Council should accommodate population growth to strategic sites and corridors as outlined within the 30 Year Plan for Greater Adelaide and the Greater Adelaide Regional Plan Discussion Paper. This is preferred to general infill and will result in better outcomes.
- There are other locations in greenfields areas (in other Councils) that can accommodate increased densities as part of master planned developments which are also more affordable.

There should not be a one size fits all approach

- The 'Southern Hills' suburbs of Seaview Downs, Seacombe Heights, Marino, Seacliff Park and Darlington have vastly different characteristics than those suburbs further south and so should be treated differently from a policy perspective.

Next steps

- On the basis of the feedback, council staff are working through the feedback received to develop potential alternative policy options
- Additional investigations will be undertaken to respond to matters raised through feedback (principally infrastructure capacity and needs)
- The suggested options will go to council for consideration in March 2024
- If endorsed, further consultation will be undertaken on the alternative options