Morphettville/Glengowrie Horse Related Activities Code Amendment

Draft for Consultation

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CITY OF MARION

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Have Your Say

This Code Amendment is on consultation from 27 November 2023 to 5 February 2024.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

More information can be obtained from:

- Attending one of the community drop-in sessions to be held at the Morphettville Park Sport and Community Club, Denham Avenue, Morphettville Park, on:

    - Tuesday 12 December 2023
        - 2pm to 3pm; or
        - 6pm to 7pm;

    - Wednesday 17 January 2024
        - 2pm to 3pm; or
        - 6pm to 7pm;

      No prior registration is required for attending the drop-in sessions.

- Contacting David Barone, Senior Strategic and Policy Planner on 8375 6667 or david.barone@marion.sa.gov.au

Submissions can be made **before 5pm on Monday 5 February 2024** via the following options:

- completing the online survey at makingmarion.sa.gov.au/horserelated

- email your comments to council@marion.sa.gov.au (please ensure you include reference to the Morphettville/Glengowrie Horse Related Activities Code Amendment, your name and contact details in the email)

- posting hard copy survey form or other written submission to:

  'Morphettville/Glengowrie Horse Related Activities Code Amendment' City of Marion
  PO Box 21
  Park Holme SA 5043

1. What is the Planning and Design Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the PlanSA portal.

Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

Sub zones

Sub zones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

Technical and Numerical Variations (TNVs)

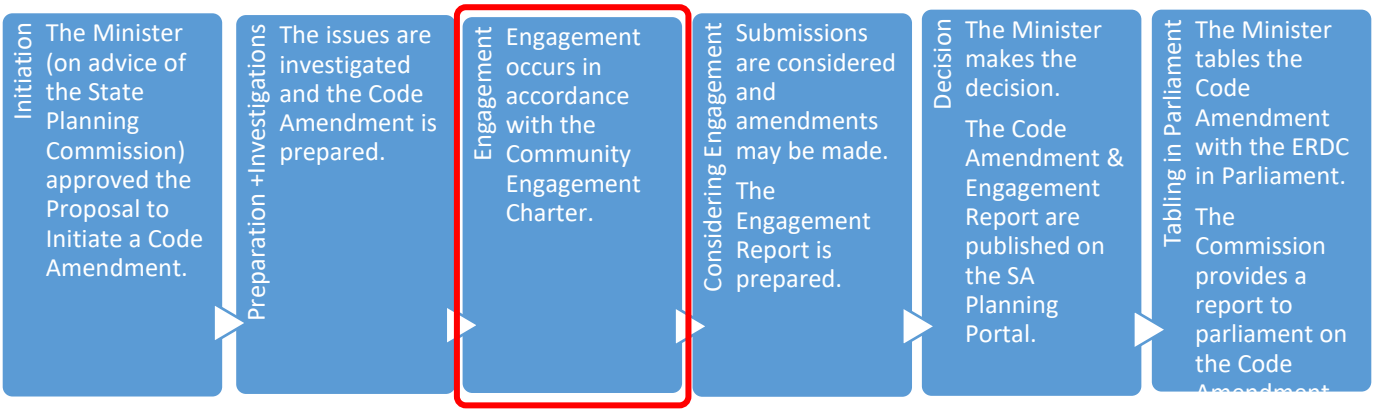
Technical and numerical variations are specific criteria that can be applied across specific locations within Zones and Sub zones. They provide local context to locations and can cover matters such as minimum site areas, frontage widths and setbacks. The ability to apply TNVs and what they relate to depends on the Zone and Sub-zone from the Code library.

Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

An approved Proposal to Initiate will define the scope of the Amendment and prescribe the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the



We are here in the process

Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

2. What is proposed in this Code Amendment?

2.1 Need for the amendment

The former Racecourse Policy Area 15 formalised the opportunity for the stabling of horses and residential use on the same property. The policy area specifically sought detached dwellings at low densities in association with a range of horse related activities, with minimum allotment sizes of 560m^2 and 15m frontage.

Under the Planning and Design Code, the former Racecourse Policy Area 15 has been rezoned to the Suburban Neighbourhood Zone and portions of the General Neighbourhood Zone. The policy within this zone no longer refers to horse-related activities, nor is there a requirement for only detached dwellings, but it does maintain minimum guidelines for 560m^2 site area and 15m frontage width in the form of Technical and Numeric Variations (TNVs).

In 2021, the South Australian Jockey Club (SAJC) obtained approval to construct additional stables within the racecourse proper, at the corner of Bray Street and Morphett Road. At the time, it was understood that a number of stable owners in the subject area were considering relocating into those new stables if the sale of their existing properties made it financially viable to do so.

The current TNVs for minimum allotment dimensions offer very little opportunity for redevelopment at greater densities, and therefore limit the financial viability for existing stable owners to sell and relocate.

In early 2023, the SAJC's plans for the construction of additional stables on the racecourse were placed on hold for the foreseeable future. In a letter dated 21 April 2023, Council briefed the community on this, and sought the community's feedback on whether to proceed with the Code Amendment. The majority of responses (65%) favoured proceeding with the Code Amendment.

This would support the viability of existing stable owners to relocate as the ability and need arises, incentivising the transition of this location away from stabling, and reducing the risks and conflicts associated with transporting horses to the racecourse across public footpaths and roads.

Council is also seeking to include the properties which are located between or adjacent to the two horse stabling areas, which are currently within the General Neighbourhood Zone (GNZ). This includes properties fronting Agars Avenue, Ambrose Avenue, and on the western side of Don Terrace which will form part of the 'Affected Area'. Including these properties currently zoned GNZ within the Affected Area will facilitate a more contiguous transition of infill development.

2.2 Affected Area

The areas affected by the proposed amendment are in Morphettville and Glengowrie to the south-west of the Morphettville Racecourse, generally bounded by Bray Street to the north, Don Terrace to the east, Austral Terrace to the south, and the cadastral boundary with the Sturt River to the west. A map of the affected area is **shown below and in Attachment A**.



Figure 1 – *Map of the Affected Area with aerial image*

2.3 Summary of proposed policy changes

2.3.1 Current Code Policy

The Affected Area is currently located in the **Suburban Neighbourhood Zone (SNZ)** and the **General Neighbourhood Zone (GNZ)** distributed spatially as shown in Figure 2 below. The policies are detailed in **Attachment B**.

The current land uses within the Affected Area are primarily a mixture of residential and horse-related activities, including stables. An ambulance station and a veterinary clinic are also located at the north-western corner of the area with frontage to Morphett Road.

The predominant land use within the Affected Area is residential, comprising mostly original detached dwellings on low density allotments. Limited redevelopment at low-to-medium densities has occurred, mostly within the General Neighbourhood Zone. Many dwellings interface with adjacent horse-related activities.

Horse-related activities within the Affected Area are primarily located within the portions which are currently zoned Suburban Neighbourhood Zone. Some stables are entirely non-residential land uses with a commercial character, whereas others are smaller-scale and in direct association with a residential land use, such as to the rear of dwellings. The horse-related activities are generally associated with the adjacent racecourse activities to the north.

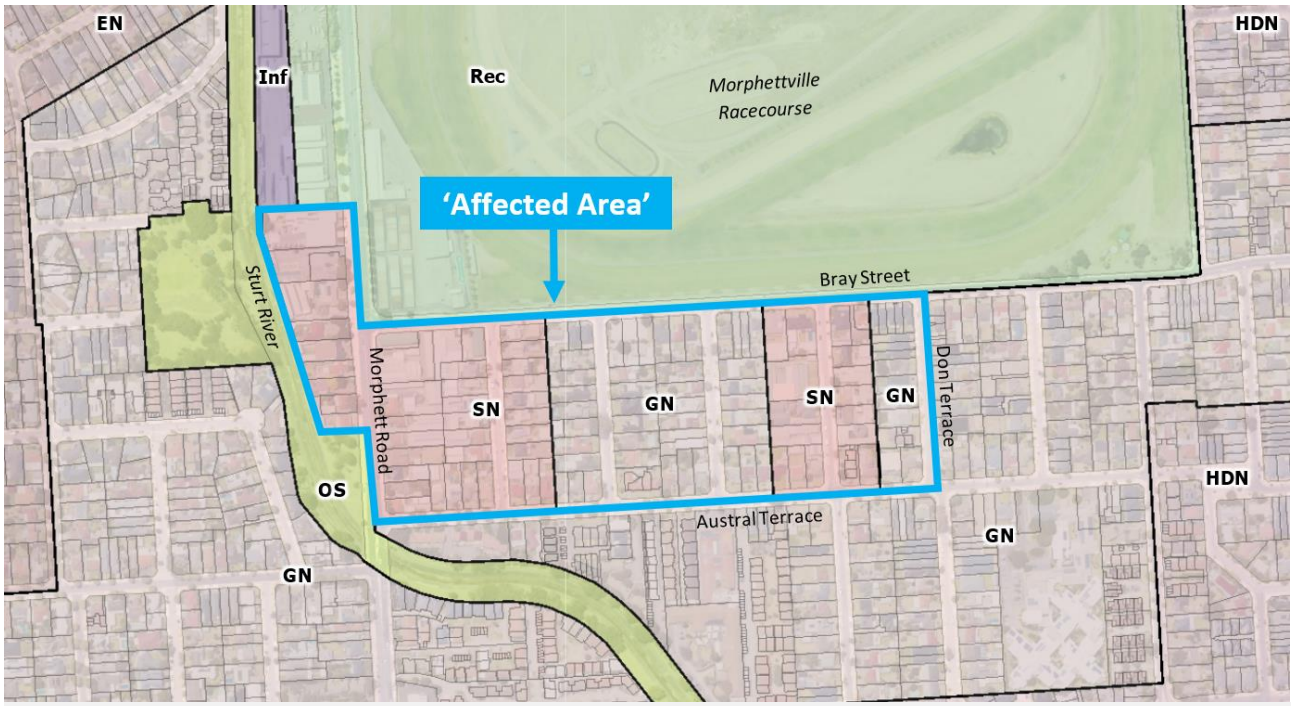


Figure 2 – *Map of the Affected Area with existing zones*

Both the Suburban Neighbourhood Zone and General Neighbourhood Zone seek for primarily low-density housing and are broadly similar in their overall purpose and structure. However, there are certain key differences in this instance.

The **Suburban Neighbourhood Zone** is subject to Technical and Numeric Variations (TNVs) which maintain restrictive minimum guidelines for subdivision, with a 560m^2 minimum site area and 15m minimum frontage width for new allotments (these were carried over from the previous Racecourse Policy Area 15 within the former Development Plan). However the horse-related policies that accompanied these criteria were not carried over in the transition to the Planning and Design Code. These minimum dimension guidelines restrict subdivision potential for most properties in the zone at this location.

The **General Neighbourhood Zone** has minimum site area and frontage width guidelines that are fixed and TNVs cannot be applied. The minimum site areas for most dwelling types are 300m^2, whilst minimum frontage widths for detached and semi-detached dwellings are 9m.

Although most of the properties within the Affected Area would meet the General Neighbourhood Zone's minimum site area for subdivision, more than 50% of properties have a frontage width of less than 18m. This would limit the opportunity for conventional street-facing redevelopment and subdivision under the General Neighbourhood Zone.

The General Neighbourhood Zone also allows for group and residential flat buildings (multi-unit development) on 15m wide allotments. Such a narrow dimension can lead to constrained development outcomes in a 'battle-axe' layout, or result in side-facing developments which have poor outlook and amenity outcomes.

Both zones maintain TNVs relating to maximum building levels / heights at 2 building levels / 9 metres maximum. This is considered appropriate and is not required to be amended by this Code Amendment.

Overlays

The following Overlays cover the properties within the Affected Area:

- Advertising Near Signalised Intersections
- Airport Building Heights (Regulated) (All structures over 15 metres)
- Affordable Housing
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Transport Routes
- Urban Tree Canopy
- Water Resources

These Overlays cover policy issues that remain relevant for the future development of this location and as such, are not proposed to be removed or altered in their spatial application.

2.3.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the properties in the affected area currently zoned General Neighbourhood to Suburban Neighbourhood Zone; and
- Adjust the minimum site area and minimum frontage width Technical and Numeric Variations (TNVs) within the Affected Area to tailor minimum site dimensions that will provide increased opportunity for redevelopment in the Affected Area whilst encouraging desirable street-facing development outcomes, and shown in the table below.

Proposed Technical and Numeric Variations (TNVs)

Dwelling Type	Minimum site area	Minimum site frontage
Detached dwelling	**300m²**	**9m**
Semi-detached dwelling	**300m²**	**8m**
Row dwelling	**250m²**	**7m**
Group dwelling	**300m²**	**18m**
Residential flat building	**300m²**	**18m**

- Application of the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility. The intent of the Overlay is to ensure new development takes into account the impacts of existing stable operations so as to reduce any future conflicts with occupants. This is deemed necessary until the phasing out of stables in the affected area, noting that owners do, and will continue to, have the benefit of existing use rights.

The proposed policy changes are shown below and provided in more detail in **Attachment C**.

3. What are the next steps for this Code Amendment?

3.1 Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which required that:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the PlanSA portal at (plan.sa.gov.au/en/charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- A copy of the draft Code Amendment in the SA Planning Portal.
- Information on Council's 'Making Marion' website, with information on the Code Amendment including, but not limited to a copy of the draft Code Amendment, information on how to make a submission, and an online survey.
- Copies of draft Code Amendment and information brochure to be made available at Council offices and libraries.
- A written notice to all property owners within the affected area and other property owners immediately surrounding the affected area inviting them to review and comment on the draft policy.
- Letters to state agencies, utility providers and local members of Parliament advising them of the Code Amendment and seeking their comments.
- Information brochure outlining what the draft Code Amendment is about, the proposed policy amendments, how interested persons can comment.
- Banners / signs placed at key locations within the affected area advising of the Code Amendment with a QR code to the Making Marion page.
- City of Marion social media platforms.
- Community drop-in sessions to be held at the Morphettville Sport and Community Club on Tuesday 12 December 2023 (2-3pm or 6-7pm) and Wednesday 17 January 2024 (2-3pm or 6-7pm)

3.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

a) Online on the SA Planning Portal
https://plan.sa.gov.au/have_your_say/general_consultations

b) Via Council's Making Marion website at www.makingmarion.com.au/horserelated
or

emailed to: council@marion.sa.gov.au
or

c) Posted to:
Chief Executive Officer
City of Marion
Morphettville/Glengowrie Horse Related Activities Code Amendment
PO Box 21
Oaklands Park SA 5046

3.3 What changes to the Code Amendment can my feedback influence?

Aspects of the draft Code Amendment process which stakeholders and the community ***can*** influence are:

- The type of zone(s) selected for the affected area, and the extent of its spatial application across the affected area.
- Potential applicable minimum site area and frontage width dimensions (Technical and Numerical Variations) that are proposed for the selected zone.
- The application of the Interface Management Overlay and its spatial extent across the affected area.
- That potential impacts between horse related activities (remaining) and existing/future residential development have been considered/addressed appropriately.

As the Planning and Design Code is a State Government document that applies to the whole State (and not just Council), there is no scope for changes to the specific policy content of Core Modules of the Code, other than where identified as a Technical and Numerical Variation (such as for building heights).

Aspects of the draft Code Amendment process which stakeholders and the community ***cannot*** influence are:

- The standard policies and wording contained in Zones and Overlays in the Planning and Design Code.
- The policies contained within the General Modules of the Planning and Design Code.
- The extent and placement of desired land uses.
- The design of future development proposals eg: dwelling applications.

3.4 What will happen with my feedback?

Marion Council is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Marion Council when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

Marion Council will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal and Making Marion website.

3.5 Decision on the Code Amendment

The Engagement Report and final Code Amendment will be presented to Council for final approval before being sent to the Minister. Marion Council will write to all those who made a submission advising of Council's final approval of the Code Amendment and highlighting the key themes arising from the submissions received and what changes, if any, have been made to the proposed policy in response.

Once the Engagement Report and updated Code Amendment is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

Marion Council will write to all those who made a submission advising of the endorsement of the Code Amendment.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The affected area is located adjacent to an identified growth corridor with excellent access to tram and frequent bus services, and employment areas of the Morphettville Racecourse, Glenelg, the CBD and airport. The location is also likely to evolve through the Morphettville redevelopment, providing additional services, facilities and urban amenity that makes such a location attractive for accommodating additional people.

The Code Amendment supports the renewal of existing housing stock which is dated, or on underutilised land, and which can facilitate improved diversity in housing stock to meet current and future needs of the population.

An important component of achieving strategic planning outcomes is integrated planning and the removal of land use conflicts where either amenity or safety issues arise. The Code Amendment seeks to incentivise existing stable owners to relocate their stables (either onto the adjacent Racecourse site or other locations) through providing subdivision opportunities. This will, over time, reduce the extent of conflicts people pedestrians, motorists and horse owners in the operation of the sables and the transport of horses to the racecourse.

4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This draft Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the PlanSA portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.2 Infrastructure planning

The following infrastructure planning is relevant to this Code Amendment:

Council Infrastructure Planning	Response/Comment
Stormwater	There are no specific stormwater works scheduled or deemed necessary within the affected area. Existing pit and pipe infrastructure exists within the stormwater network of the Affected Area and can accommodate the potential additional stormwater flows arising from development.
Roads	There are no specific road or intersection works scheduled or deemed necessary within the affected area. Future works associated with the development of the Morphettville Racecourse are separately being considered and are unlikely to significantly impact on the road network at this location. The surrounding road network is sufficient to support anticipated traffic movements from future development of the Affected Area, given the limited number of dwellings potentially arising from the Code Amendment.

Government Agency Infrastructure Planning	Response/Comment
Various Infrastructure Providers	Comment to be sought during Community Engagement process, although given the limited area and scope for increased demand on services, unlikely to require infrastructure upgrades.

4.3 Investigations

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

4.3.1 Seeking Initial Level of Support for Proposed Changes

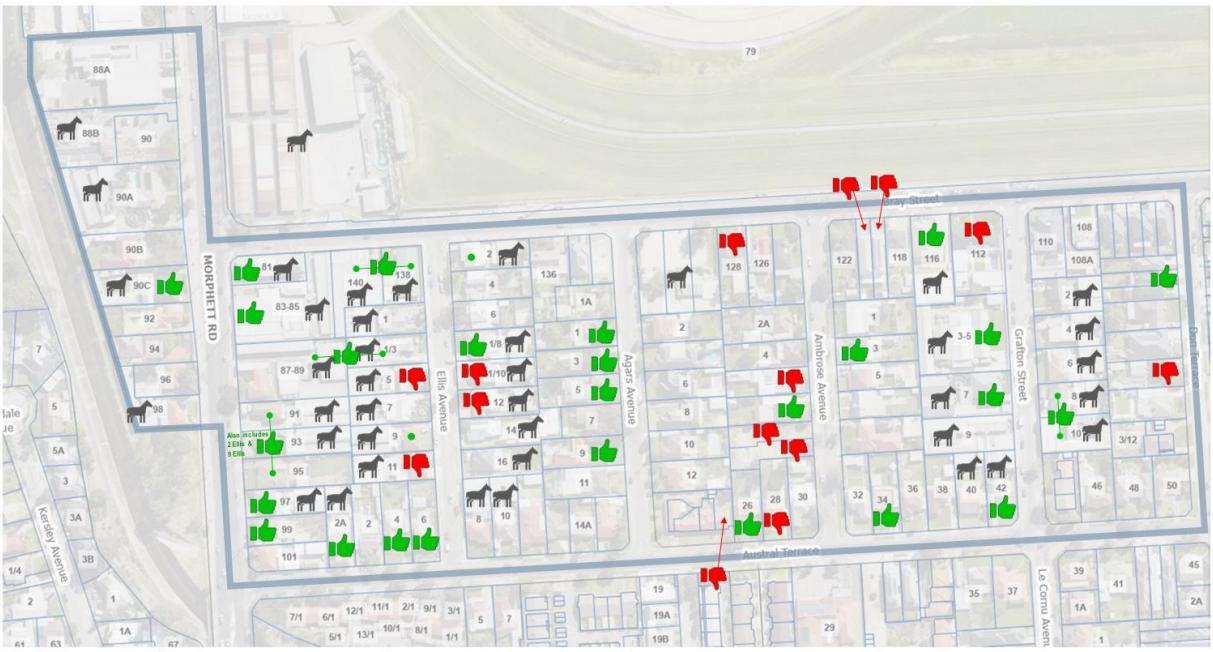
Council has undertaken two rounds of engagement with landowners within the affected area. The first (in 2021, involved only those properties within the Suburban Neighbourhood Zone to determine what, if any, support there was to pursue the Code Amendment. A 50% response rate was received by Council and of those that responded, there was overwhelming support for the Code Amendment (all but 2 responses supported it).

The second occurred in May 2023 and covered the entire affected area (ie inclusive of the General Neighbourhood Zone properties). The second round occurred in response to the expanded area for the Code Amendment, and in light of the time that has passed since the original engagement occurred. The response rate was 37% of properties of which 65% were in

support of the Code Amendment. The distribution of responses and those in support across the affected area is shown below, along with the location and relationship with existing stables.

Morphettville/Glengowrie Horse Related Activities Code Amendment
COMMUNITY ENGAGEMENT APRIL/MAY 2023 – FINAL RESPONSE SUMMARY

As of 18/05/2023



LEGEND
- Existing horse-related activities
- Indicates response on behalf of multiple properties

COMMUNITY ENGAGEMENT
- Community Engagement period 21/04/23 to 15/05/23
- 177 letters sent to 127 properties

TOTAL RESPONSE SUMMARY
26 (65%) in favour
14 (35%) opposed
- 40 responses received on behalf of 47 properties*

**Some responses were on behalf of multiple properties – refer to map.*

Response rates:
- 23% of letters / 37% of properties

STABLES RESPONSE SUMMARY
14 (78%) in favour
4 (22%) opposed
- 18 responses received on behalf of 24 stable properties*

**Some responses were on behalf of multiple properties – refer to map.*

Response rate:
- 62% of stable properties

SUBDIVISION POTENTIAL IF CODE AMDENDMENT PASSED

Eligible for conventional subdivision?			
Yes	Maybe	No	N/A (already developed)
73 (75%)	17 (17%)	8 (8%)	29

4.3.2 Appropriate Forms & Densities of Dwellings

Investigations into appropriate frontage dimensions, access and dwelling forms for the affected area have been undertaken to ensure appropriate design outcomes can be achieved. The intent is to support infill development outcomes that maintain the established pattern of development and complement the overall established streetscape, notwithstanding that there is likely to be an evolution of character to the affected area.

The current site dimension criteria within the Suburban Neighbourhood Zone and General Neighbourhood Zone relevant to the properties within the affected area do not facilitate adequate opportunities for sub-division that is consistent with the prevailing development pattern for this location (i.e. detached dwellings or semi-detached dwellings). The Suburban Neighbourhood Zone requires a site area of 560m^2 and frontage of 15m and the General Neighbourhood Zone requires a site area of 300m^2 and frontage of 9m.

An analysis of three zones, their desired outcomes and relative site dimensions and frontage width criteria have been considered for the affected area and are summarised below.

General Neighbourhood Zone (GNZ)

This is the same zone that covers all surrounding residential properties within close proximity to the areas to be rezoned and includes 'standardised' minimum site areas and frontage widths for dwelling types which cannot be amended as TNVs. These are:

Dwelling type	Minimum site area / minimum frontage width
Detached dwelling	300m² *(exclusive of any battle-axe allotment handle)* / 9m *(where not on a battle-axe site, 5m where on a battle-axe site)*
Semi-detached dwelling	300m² / 9m
Row dwelling	250m² / 7m
Group dwelling	300m² *(average, including common areas)* / 15m
Residential flat building	300m² *(average, including common areas)* / 15m

The minimum site areas within the zone are considered appropriate to supporting infill development opportunities in this location, however the minimum frontage width for group dwellings and residential flat buildings (15m) is considered too low for the properties in this location (most of which are greater than 15 metres) and would support battle-axe type or side-facing style developments (along a common driveway), which are likely to result in potential access, open space and streetscape design issues and are inconsistent with the established development pattern in this area.

These dimensions, along with the inability to alter these imply that the General Neighbourhood Zone is not preferred for this Code Amendment.

Housing Diversity Neighbourhood Zone (HDNZ)

The Housing Diversity Zone supports an increase in alternative housing types which forms an objective of the Code Amendment. The zone is found in nearby areas in Plympton Park and Park Holme. Provides ability to amend allotment dimensions in this zone (via TNVs), however the minimum site dimensions used in the above suburbs are as follows:

Dwelling type	Minimum site area / minimum frontage width
Detached dwelling	250m² / 9m
Semi-detached dwelling	220m² / 8m
Row dwelling	170m² / 7m
Group dwelling	200m² / 18m
Residential flat building	150m² / 18m

The Zone's desired outcome for medium density and the smaller site areas allowed may perhaps lead to overdevelopment of the area which could create a substantial change to the character and amenity, including traffic, parking etc. and increased potential for conflict if some of the horse related activities were to remain.

This Zone is not preferred for this Code Amendment.

Suburban Neighbourhood Zone (SNZ)

The Suburban Neighbourhood Zone currently covers the former Residential Racecourse Zone properties within the affected area. Desired Outcomes and Performance Outcomes speak to complementing existing local context and development patterns which support achievement of street fronting infill development (as opposed to battle-axe or side facing layouts). This more closely aligns with the desired policy objectives being sought as part of this Code Amendment.

The Zone enables the use of TNVs which will provide flexibility in the choice of allotment areas and frontages and heights. The existing minimum site area and frontage widths for this location or the areas of Trott Park and Sheidow Park (where the zone also applies) are inappropriate to achieving the objectives of the Code Amendment.

The minimum site areas found within the General Neighbourhood are considered appropriate for adoption in this location, and maintain a degree of consistency with surrounding General Neighbourhood Zone. However, some changes to the minimum frontage width are considered necessary to respond to the desired development outcomes sought and the characteristics of the allotments in the affected area.

Because around 52% of the properties within the subject area have frontages of below 18 metres, allowing an 8m frontage for semi-detached dwellings (instead of 9m) will provide greater opportunities for conventional street-facing development to occur within the subject area.

An analysis of existing examples of semi-detached dwellings with 8m frontages has been undertaken in other areas where infill has been sought to establish whether appropriate design and functionality outcomes were being achieved. The analysis revealed that, in a majority of cases, the dwellings (both single and two storey) were suitably designed, provided adequate space for front-yard landscaping and car parking (both on site and on street) and complemented the streetscape.

Meanwhile, increasing the minimum frontage width for group dwellings and residential flat buildings will discourage battle-axe type developments on those properties.

Conventional street-facing development is generally preferred over battle-axe type development for several reasons. Presenting a greater number of dwellings to the street provides greater streetscape activation, provides more passive surveillance opportunities, and makes more efficient use of land. Battle-axe developments commonly require a large proportion of land to be dedicated to the driveway 'handle' and maneuvering area, which can provide limited amenity to the streetscape and/or the occupants.

Therefore the following TNVs for minimum site areas and frontage width are recommended:

Dwelling type	**Minimum site area / minimum frontage width**
Detached dwelling	300m^2 / 9m
Semi-detached dwelling	300m^2 / 8m
Row dwelling	250m^2 / 7m
Group dwelling	300m^2 / 18m
Residential flat building	300m^2 18m

It is noted that rezoning would provide greater opportunity for redevelopment in the area, however without amalgamation, allotments less than 16m in frontage would have minimal chance of approval. Based on the proposed TNVs, the development potential for the affected area provides the potential for the development for up to 105 dwellings from approximately 54% of the allotments within the affected area across the following dwelling types:

- Detached dwellings: 25 sites (additional 25 dwellings)
- Semi-detached dwellings: 30 sites (additional 30 dwellings)
- Row dwellings: 2 sites (additional 4 dwellings)
- Group dwellings / Residential flat buildings: 16 sites (additional 46 dwellings)

This is demonstrated spatially across the affected area within the figure below.



It should be noted that the above analysis has been derived only on site area and frontage criteria and other factors will determine the developability of the site, including land value to capital value ratio, presence of any significant and regulated trees, allotment shape, access limitations to he public road (such as from street furniture) and extent of any contamination of the land and the costs associated with its remediation.

The current maximum building height criteria that applies to the affected area across both the Suburban Neighbourhood Zone and the General Neighbourhood Zone is 2 building levels or 9 metres above finished ground level. These building height criteria are consistent to those within surrounding areas (outside of the growth corridor applying along Anzac Highway and Morphettville), and their retention is appropriate to guide contextual building forms as part of future housing proposals.

4.3.3 Existing commercial uses

An ambulance station and a veterinary clinic are located on the western side of Morphett Road within the current SNZ. These commercial/community type uses are highly unlikely to be changed

to residential uses in the foreseeable future. A number of options were considered for these two properties, including:

- extending the Urban Neighbourhood Zone currently proposed for the land to the immediate north along Marion Road through privately initiated Code Amendment by the SAJC.
- applying a new commercial type of zone such as the Suburban Business Zone or the Employment Zone which would prioritise and support a range of commercial, retail and community uses, as well as some light industrial activities.

However, as there are only two properties, they contain recent or well-established land uses/buildings and they are currently situated within the SNZ (predominantly a residential zone but allowing some forms of non-residential uses) and would retain existing use rights, the properties could remain in the modified SNZ. Extensions to the current uses or changes to another form of non-residential land use may require assessment on merit but could reasonably be accommodated if impacts on the adjacent residential land uses can be mitigated.

4.3.4 Impacts Between Land Uses

A number of property owners with horse related activities may not wish to relocate into the racecourse land but remain operating at their current location. The extent of properties within the affected area with stables is identified below.



This could result in a mix of land uses for some time (or permanently) as the process of moving horses from existing stables to the new stables at Morphettville is carried out. To some degree, this is no different to what is occurring now and has occurred in the past.

Trying to seek an understanding of the likely impacts between a potentially greater number of dwellings and remaining horse related activities, whilst achieving an appropriate co-existence, is not an easy task as the factors involved are somewhat variable.

As mentioned above, a significant proportion of land owner responses received were in favour of the proposed rezoning. Of these, 22 are current stable owners and 7 are residential property owners (without stables).

A better idea of overall support for the rezoning and likely numbers of stables wishing to relocate may be more apparent once the responses received during the current community consultation process have been taken into consideration; particularly as the affected area has increased from when the initial communication was undertaken.

It is anticipated that the proposed rezoning will result in the number of horses in the area reducing and the number of dwellings increasing. Whilst the volume of residential traffic is likely to increase, horse related traffic numbers will reduce. There is also likely to be a reduction in horses being walked through the area to access the racecourse.

Potential future impacts between new residential development and existing horse related uses and the likely extent of future change and the timing of, is an unknown. There is a possibility that some of the horse related facilities will choose to remain in the area rather than transfer to the racecourse facilities. Also, the number of stables to be provided at the racecourse is reliant on the level of commitment/demand received by the SAJC.

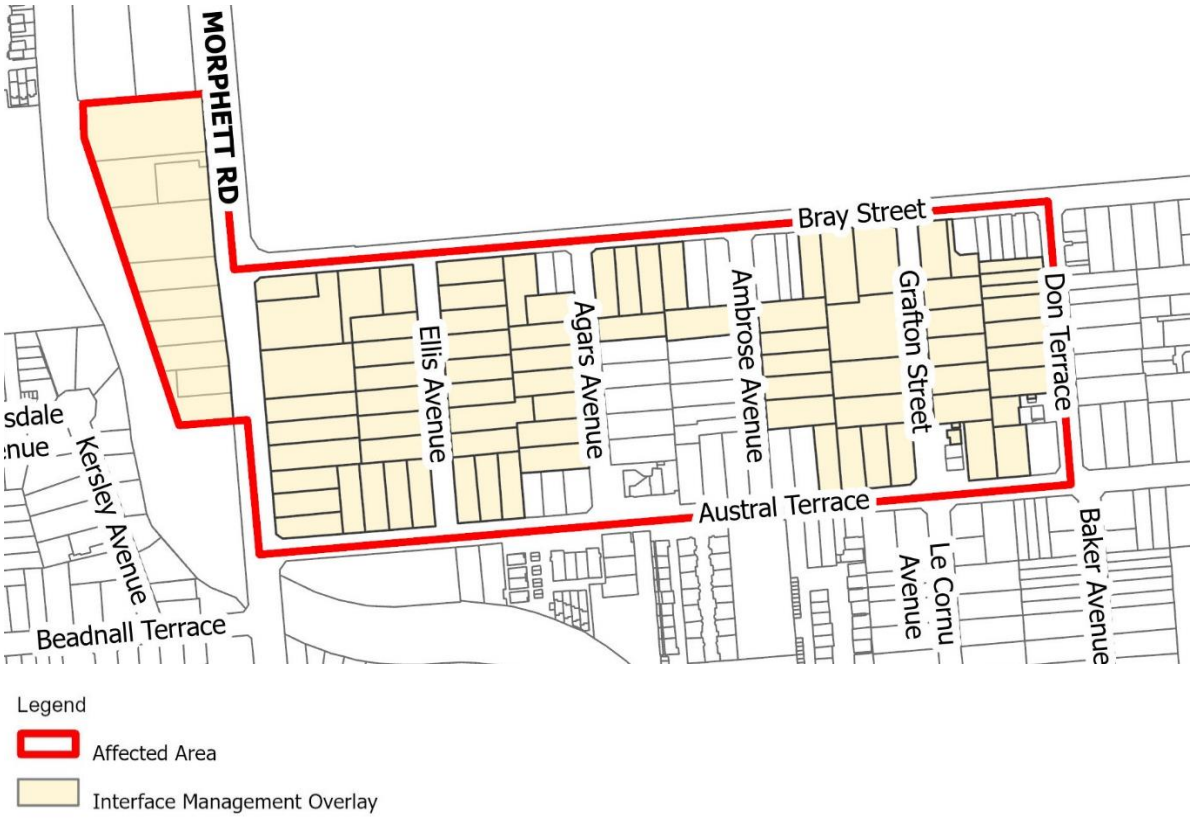
Potential residents would need to take a 'buyer beware' approach when making a decision whether to buy or reside in the locality.

Notwithstanding this, there is scope for the application of a policy framework that recognises and provides a level of 'protection' to existing stable operators within the affected area, particularly given they are long established land uses and will continue to make the most of existing use rights. In this instance, the onus of reducing conflicts arising from potential noise, odour or light from existing stable properties will rest with new residential developments proposed on sites adjacent to the stables.

The Interface Management Overlay exists to specifically mitigate impacts of lawful activities and businesses from newly establishing sensitive receivers (ie residential occupants). The Overlay seeks specifically to ensure future proposals:

- location of sensitive rooms such as bedrooms away from potential sources of noise, light or odour
- placing non-sensitive rooms and facilities adjacent to the source (such as garaging, outbuildings or bathrooms)
- shielding private open spaces from sources through building placement and design.

Importantly, the Overlay removes the Deemed-to-satisfy pathway for development on these selected properties. This means proposals will need to be performance assessed and this provides Council with a greater degree of influence in ensuring appropriate design outcomes are achieved to manage the interface and avoid future conflicts. The extent of the Interface Management Overlay within the affected area is outlined below.



4.3.5 Supply of Other Stabling Facilities

The South Australian Jockey Club (SAJC) previously had development approval for 70 additional stables at Morphettville Racecourse. Council understands that these are no longer committed to by SAJC. Even with those theoretical additional stables, there would not be sufficient numbers to cater for all the horses currently being stabled within the surrounding area.

There has been recent investment in training and stable facilities both at Gawler Racecourse and Gifford Hill at Murray Bridge, both of which provide state of the art facilities. There is in particular, large scope for additional capacity for stables (as stand-alone facilities) as well as the Gifford Hill Trainers Village which can accommodate the potential future relocation of stables from the affected area.

A number of the stable owners have advised that they are reluctant to commit to anything unless their land is rezoned to allow greater redevelopment potential, which would enable the sale of their land and relocation to the new stables, to be more financially viable. As such, the decision whether to relocate stables is reliant on the zoning that facilitates uplift in land values and attractiveness for redevelopment.

4.4 Recommended policy changes

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

- Rezone the properties in the affected area currently zoned General Neighbourhood to Suburban Neighbourhood Zone; and
- Adjust the minimum site area and minimum frontage width Technical and Numeric Variations (TNVs) within the Affected Area to tailor minimum site dimensions that will provide increased opportunity for redevelopment in the Affected Area whilst encouraging desirable street-facing development outcomes, and shown in the table below.

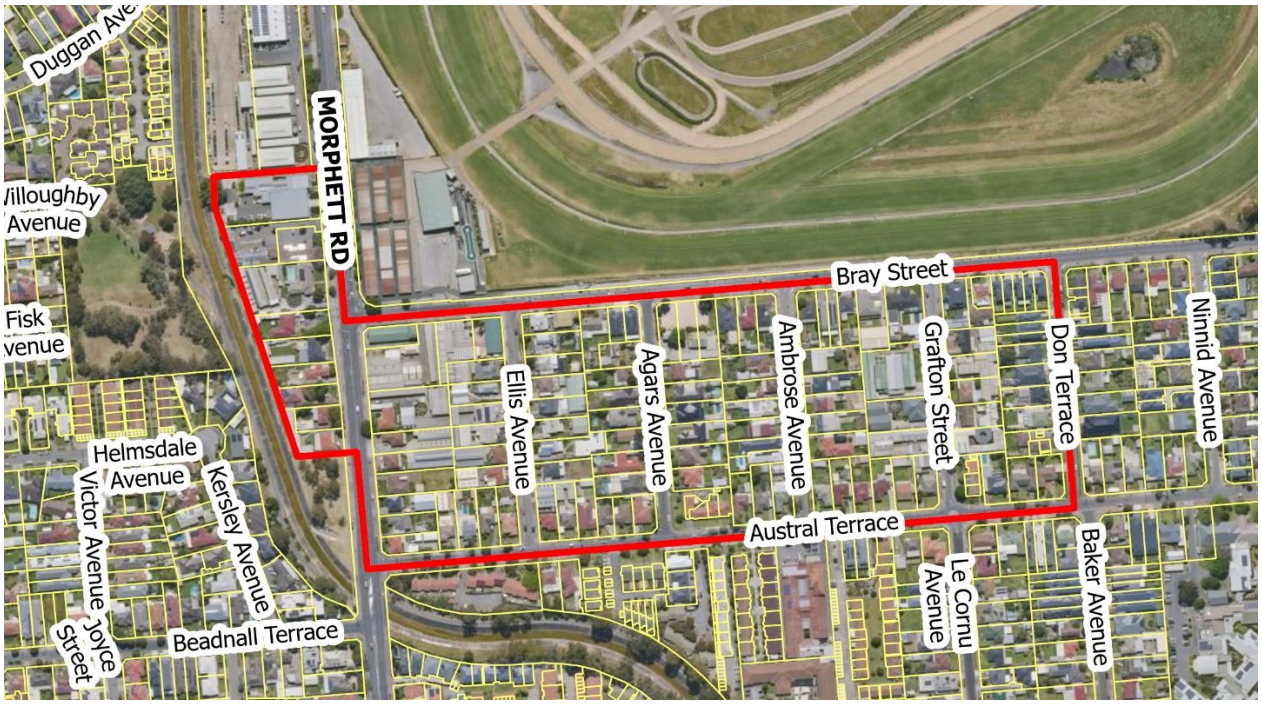
Proposed Technical and Numeric Variations (TNVs)

Dwelling Type	Minimum site area	Minimum site frontage
Detached dwelling	**300m²**	**9m**
Semi-detached dwelling	**300m²**	**8m**
Row dwelling	**250m²**	**7m**
Group dwelling	**300m²**	**18m**
Residential flat building	**300m²**	**18m**

- Application of the Interface Management Overlay to properties within the affected area that either contain existing stables or abut an existing stable facility.

The proposed policy changes are shown below and provided in more detail in **Attachment C**.

Attachment A – Affected Area Mapping



Attachment B – Current Code Policy

The Affected Area is currently zoned 'Suburban Neighbourhood Zone' (SNZ) and the 'General Neighbourhood Zone' (GNZ) as per the figure below.



Only relevant Overlays and Technical and Numerical Variations, applying to each Zone, have been included. Other policy associated with the zones has not been included as it has a state-wide context and amendment is generally restricted, so no changes are to be made.

Please refer to the Planning and Design Code https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse to view all relevant policy applying to each zone.

Suburban Neighbourhood Zone (SNZ)

Overlays

- Airport Building Heights (Regulated) *(All structures over 15 metres)*
- Affordable Housing
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Technical and Numerical Variations (TNV)

- Maximum Building Height (Metres) (Maximum building height is 9m)
- Minimum Frontage (Minimum frontage is 15m)
- Minimum Site Area (Minimum site area is 560 sqm)
- Maximum Building Height (Levels) (Maximum building height is 2 levels)

General Neighbourhood Zone (GNZ)

Overlays

- Airport Building Heights (Regulated) (All structures over 15 metres)
- Affordable Housing
- Building Near Airfields
- Hazards (Flooding - Evidence Required)
- Prescribed Wells Area
- Regulated and Significant Tree
- Stormwater Management
- Traffic Generating Development
- Urban Tree Canopy

Attachment C – Proposed Code Policy



Proposed Zoning

About this Document
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Legend
- Affected Area
- Open Space
- Recreation
- Infrastructure
- Established Neighbourhood
- General Neighbourhood
- Housing Diversity Neighbourhood
- Suburban Neighbourhood
- Urban Neighbourhood

CITY OF MARION

Created by dbarone
15/08/2023 8:52 AM

Coordinate System:
GDA2020 MGA Zone 54

Scale: 1:5,000
0 40 80 160 Metres
N

Suburban Neighbourhood Zone

Desired Outcome (DO)

Desired Outcome	
DO 1	Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

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 Predominantly low density residential development with complementary non-residential uses compatible with a low density residential character.	**DTS/DPF 1.1** Development comprises one or more of the following: a) Ancillary accommodation b) Child care facility c) Community facility d) Consulting room e) Dwelling f) Educational facility g) Office h) Place of Worship i) Recreation area j) Shop k) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	**DTS/DPF 1.2** A shop, consulting room or office (or any combination thereof) satisfies any one of the following: a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: i. does not exceed 50m^2 gross leasable floor area ii. does not involve the display of goods in a window or about the dwelling or its curtilage b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: iii. the building is a State or Local Heritage Place

	iv. is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes c) is located more than 500m from an Activity Centre and satisfies one of the following: v. does not exceed 100m^2 gross leasable floor area (individually or combined, in a single building) where the site does not have a frontage to a State Maintained Road vi. does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) where the site has a frontage to a State Maintained Road d) the development site abuts an Activity Centre and all the following are satisfied: vii. it does not exceed 200m^2 gross leasable floor area (individually or combined, in a single building) viii. the proposed development will not result in a combined gross leasable floor area (existing and proposed) of all shops, consulting rooms and offices that abut the Activity Centre in this zone exceeding the lesser of the following: A. 50% of the existing gross leasable floor area within the Activity Centre B. 1000m^2.
PO 1.3 Non-residential development located and designed to improve community accessibility to services, primarily in the form of: a) small-scale commercial uses such as offices, shops and consulting rooms b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services	**DTS/DPF 1.3** None are applicable.

c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities d) open space and recreation facilities.	
PO 1.4 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	**DTS/DPF 1.4** Alteration of or addition to existing educational facilities, community facilities or child care facilities where: a) set back at least 3m from any boundary shared with a residential land use b) building height not exceeding 1 building level c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
PO 1.5 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	**DTS/DPF 1.5** None are applicable.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.	**DTS/DPF 2.1** Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: a) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including

	common areas, applies for group dwellings or dwellings within a residential flat building): **Minimum Site Area** Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm b) site frontages (or allotment frontage in the case of land division) are not less than: **Minimum Frontage** Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m In relation to DTS/DPF 2.1, in instances where: c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development d) no value is returned in (a) or (b) (i.e. there is a blank field or the relevant dwelling type is not listed), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO2.2 Development creating new allotments/sites in conjunction with retention of an existing dwelling ensures the site of the existing dwelling remains fit for purpose.	**DTS/DPF 2.2** Where the site of a dwelling does not comprise an entire allotment: a) the balance of the allotment accords with site area and frontage requirements specified in Suburban Neighbourhood Zone DTS/DPF 2.1 b) if there is an existing dwelling on the allotment that will remain on the allotment after completion of the development, it will not contravene: i. Private open space requirements specified in Design in Urban Areas Table 1 - Private Open Space ii. Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Site coverage	
PO 3.1 Building footprints consistent with the	**DTS/DPF 3.1** The development does not result in site coverage exceeding 50%.

<table>
<tr><td>character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.</td><td></td></tr>
<tr><td colspan="2">Building Height</td></tr>
<tr><td>PO 4.1

Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.</td><td>DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) is no greater than:

a) the following:

<table><tr><th>Maximum Building Height (Metres)</th></tr><tr><td>Maximum building height is 9m</td></tr><tr><th>Maximum Building Height (Levels)</th></tr><tr><td>Maximum building height is 2 levels</td></tr></table>
b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1, in instances where:

c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Meters) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development

d) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</td></tr>
<tr><td colspan="2">Primary Street Setback</td></tr>
<tr><td>PO 5.1

Buildings are setback from primary street boundaries</td><td>DTS/DPF 5.1

Buildings setback from the primary street boundary in accordance with the following table:</td></tr>
</table>

<table>
<tr>
<td>consistent with the existing streetscape.</td>
<td>
<table>
<tr><th>Development Context</th><th>Minimum setback</th></tr>
<tr><td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr>
<tr><td colspan="2"></td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site.</td><td>The setback of the existing building.</td></tr>
<tr><td colspan="2"></td></tr>
<tr><td>There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site.</td><td>a) Where the existing building shares the same primary street frontage – the setback of the existing building

b) Where the existing building has a different primary street frontage - 8m</td></tr>
<tr><td colspan="2"></td></tr>
<tr><td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>8m</td></tr>
</table>
For the purposes of DTS/DPF 5.1:

a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
</td>
</tr>
<tr><td colspan="2">Secondary Street Setback</td></tr>
<tr><td>PO 6.1

Buildings are set back from secondary street boundaries (not</td><td>DTS/DPF 6.1

Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a building (except for ancillary buildings and structures) on adjoining allotment is closer to</td></tr>
</table>

being a rear laneway) to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.	the secondary street than 900mm, not less than the distance of that building from the boundary with the secondary street.
Boundary Walls	
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	**DTS/DPF 7.1** Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below: a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height b) side boundary walls do not: i. exceed 3m in wall height ii. exceed 11.5m in length iii. when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary iv. encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.	**DTS/DPF 7.2** Dwelling walls in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS/DPF 8.1.
Side Boundary Setback	
PO 8.1 Buildings are set back from side boundaries to provide: a) separation between buildings in a way that complements the character of the locality	**DTS/DPF 8.1** Other than walls located on a side boundary, building walls are set back from side boundaries in accordance with the following: a) where the wall height does not exceed 3m - at least 900mm b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of

b) access to natural light and ventilation for neighbours.	the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: a) separation between buildings in a way that complements the established character of the locality b) access to natural light and ventilation for neighbours c) private open space d) space for landscaping and vegetation.	**DTS/DPF 9.1** Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: a) if the size of the site is less than 301 square metres— i. 3m in relation to the ground floor of the building ii. 5m in relation to any other building level of the building b) if the size of the site is 301 square metres or more— iii. 4m in relation to the ground floor of the building iv. 6m in relation to any other building level of the building.
Concept Plans	
PO 10.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	**DTS/DPF 10.1** The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** In relation to DTS/DPF 10.1, in instances where: a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 10.1 is met.
Ancillary Buildings and Structures	
PO 11.1 Residential ancillary buildings are sited and designed to not detract	**DTS/DPF 11.1** Ancillary buildings: a) are ancillary to a dwelling erected on the same site

from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	b) have a floor area not exceeding 60m2 c) are not constructed, added to or altered so that any part is situated: i. in front of any part of the building line of the dwelling to which it is ancillary or ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads d) in the case of a garage or carport, the garage or carport: i. is set back at least 5.5m from the boundary of the primary street ii. when facing a primary street or secondary street, has a total door / opening not exceeding: 1. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser 2. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) i) have a roof height where no part of the roof is more than 5m above the natural ground level j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: i. a total area as determined by the following table:

<table>
<tr><td></td><td>
<table>
<tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>201-450</td><td>20%</td></tr>
<tr><td>>450</td><td>25%</td></tr>
</table>
ii. the amount of existing soft landscaping prior to the development occurring.
</td></tr>
<tr><td>PO 11.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</td><td>DTS/DPF 11.2

Ancillary buildings and structures do not result in:

a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space

b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</td></tr>
<tr><td>PO 11.3

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</td><td>DTS/DPF 11.3

Non-residential ancillary buildings and structures:

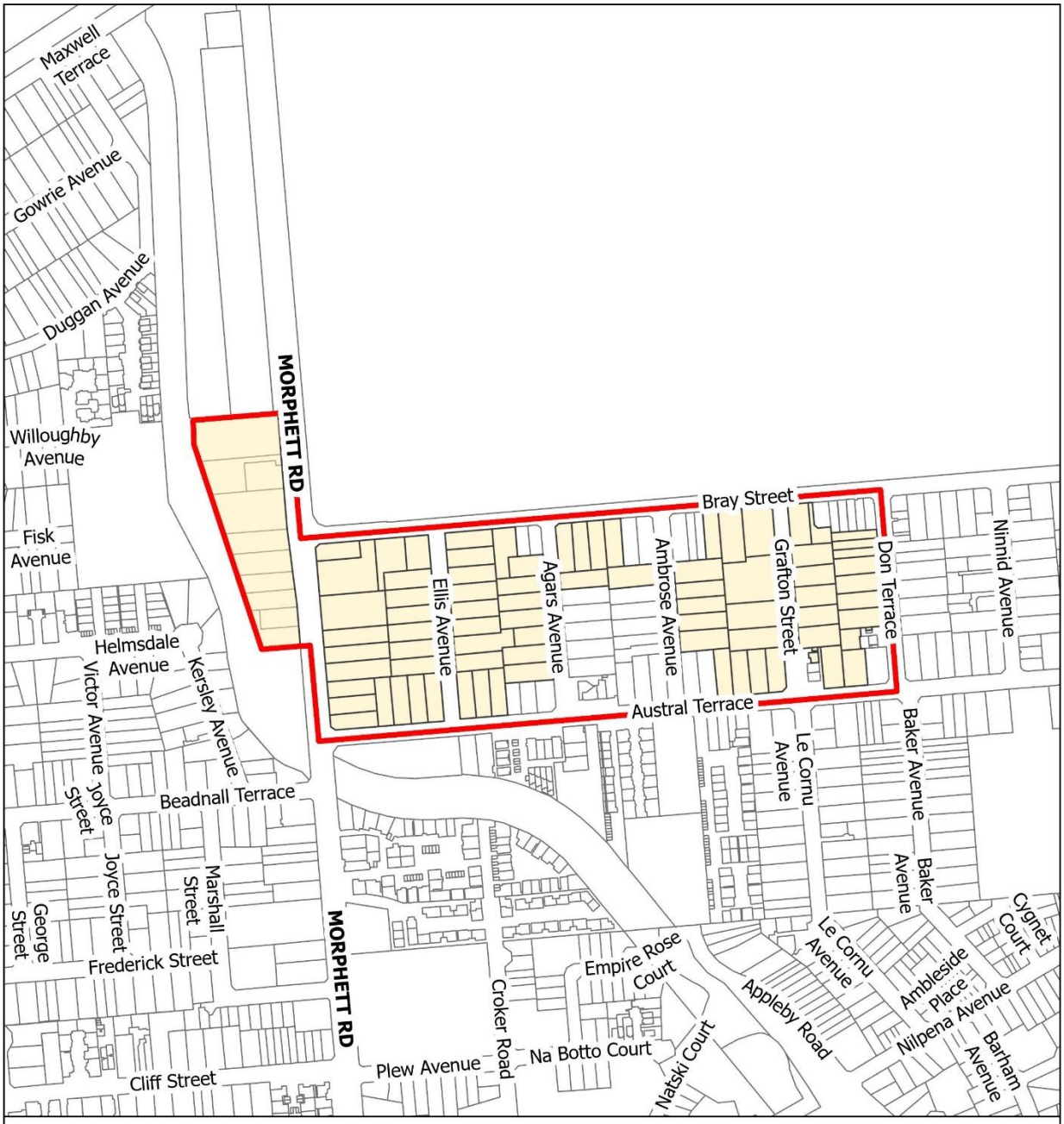
a) are ancillary and subordinate to an existing non-residential use on the same site

b) have a floor area not exceeding the following:
<table>
<tr><td>Allotment size</td><td>Floor area</td></tr>
<tr><td>≤500m²</td><td>60m²</td></tr>
<tr><td>>500m²</td><td>80m²</td></tr>
</table>
c) are not constructed, added to or altered so that any part is situated:
i. in front of any part of the building line of the main building to which it is ancillary
or
ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

d) in the case of a garage or carport, the garage or carport:</td></tr>
</table>

	1. is set back at least 5.5m from the boundary of the primary street e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure h) have a wall height (or post height) not exceeding 3m (and not including a gable end) i) have a roof height where no part of the roof is more than 5m above the natural ground level j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
Advertisements	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	**DTS/DPF 12.1** Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.

Interface Management Overlay



Proposed Interface Management Overlay

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Legend
- Affected Area
- Interface Management Overlay
- Interface Management Overlay

CITY OF MARION

Created by dbarone
15/08/2023 8:51 AM

Coordinate System:
GDA2020 MGA Zone 54

Scale: 1:5,000
0 40 80 160 Metres
N

Interface Management Overlay

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as: a) locating residential accommodation the greatest distance practicable from the source of the impacts b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts.	**DTS/DPF 1.1** None are applicable.

Attachment D – Strategic Planning Outcomes

State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
Principles of Good Planning *Urban renewal principles* • *Preference should be given to accommodating the expected growth of cities and towns through the logical consolidation and redevelopment of existing urban areas.* • *Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.* *Activation and liveability principles* • *Urban areas should include a range of high quality housing options with an emphasis on living affordability*	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a diversity of dwelling types in an established and well serviced area. Options exist for the relocation of horse related activities from an area that is mixed with residential properties, to the adjacent Morphettville Racecourse, providing opportunity to address/reduce conflict between the two diverse and often incompatible uses.
SPP 1: Integrated Planning *1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.*	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a diversity of dwelling types in an established and well serviced area.
SPP 6: Housing Supply and Diversity *6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.*	The proposed Code Amendment would introduce policy that will provide an opportunity for replacement of aging housing stock and horse related activities with a greater diversity of dwelling types that better cater for life stages and lifestyle choice.

Regional Plans

The Regional Plan

The key policies and targets of the 30 Year Plan for Greater Adelaide (2017 Update) is relevant for this Code Amendment.

The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
No priorities, policies, or targets further to those mentioned in the State Planning Policies have been identified.	

Other Strategic Plans

Other Relevant Document	Code Amendment Alignment with Other Relevant Document
Nil	