

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

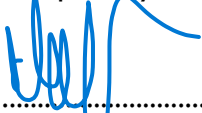
Centre Zone Adjustment

Code Amendment

By Marion Council

THE AMENDMENT

Adopted by:



.....
Hon Nick Champion

Minister for Planning


...../...../.....

Centre Zone Adjustment Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public engagement. Changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]) as follows:

- Retention of 23 Almond Grove, Glandore (forming portion of Area 8) within the Established Neighbourhood Zone.

The amendment instructions below reflect this change.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Code, version 2024.7 published on 18 April 2024. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

Amend the Code as follows:

Area 1 – 10-22 Edward Beck Drive, Sheidow Park

1. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment A**:
 - (a) Suburban Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels
 - (g) Minimum Site Area Technical and Numeric Variation - Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 280 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
 - (h) Minimum Frontage Technical and Numeric Variation - Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m

2. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment A**:
 - (a) Suburban Activity Zone
 - (b) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (d) Interface Height Technical and Numeric Variation - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.

Area 2 – 54 and 62 Seacombe Road, Darlington

54 Seacombe Road

3. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment B**:
 - (a) Hills Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels
 - (g) Gradient Minimum Frontage (Detached) Technical and Numeric Variation - Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m
 - (h) Gradient Minimum Frontage (Group) Technical and Numeric Variation - Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m
 - (i) Gradient Minimum Site Area (Detached) Technical and Numeric Variation - Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm
 - (j) Gradient Minimum Site Area (Group) Technical and Numeric Variation - Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm.
4. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment B**:
 - (a) Suburban Activity Centre Zone
 - (b) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (d) Interface Height Technical and Numeric Variation - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.

62 Seacombe Road

5. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment C**.
 - (a) Suburban Activity Centre Zone
 - (b) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (d) Interface Height Technical and Numeric Variation - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.
6. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment C**:
 - (a) Hills Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels
 - (g) Gradient Minimum Site Area (Detached) Technical and Numeric Variation - Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm
 - (h) Gradient Minimum Site Area (Group) Technical and Numeric Variation - Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm
 - (i) Gradient Minimum Frontage (Detached) Technical and Numeric Variation - Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m
 - (j) Gradient Minimum Frontage (Group) Technical and Numeric Variation - Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m.

Area 3 – 97A to 97E McInerney Avenue, Mitchell Park

7. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment D**.
 - (a) General Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
8. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment D**:
 - (a) Local Activity Centre Zone

- (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
- (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels

Area 4 – 32 Finnis Street, Marion

- 9. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment E**:
 - (a) General Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
- 10. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment E**:
 - (a) Local Activity Centre Zone
 - (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels

Area 5 – 29B - 29E, Dwyer Road, Oaklands Park

- 11. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment F**.
 - (a) General Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
- 12. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment F**:
 - (a) Local Activity Centre Zone
 - (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels

Area 6 - 28A and B Daws Road, Ascot Park

- 13. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment G**:
 - (a) General Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay

14. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment G**:
- (a) Local Activity Centre Zone
 - (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels

Area 7 - 1C, 1D and 1E Winton Avenue, Warradale

15. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment H**:
- (a) Housing Diversity Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (f) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (g) Minimum Frontage Technical and Numeric Variation - Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 7m; residential flat building is 7m
 - (h) Minimum Site Area Technical and Numeric Variation - Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 200sqm; row dwelling is 200sqm; group dwelling is 200sqm; residential flat building is 200sqm.
16. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment H**:
- (a) Local Activity Centre Zone
 - (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 12m
 - (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 3 levels.

Area 8 - 506 Cross Road & 23 Almond Grove, Glandore

17. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment I**:
- (a) Suburban Activity Centre Zone
 - (b) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (d) Interface Height Technical and Numeric Variation - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.

18. Remove the following layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment I**:
- (a) Established Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Character Area – MarC1
 - (d) Stormwater Management Overlay
 - (e) Urban Tree Canopy Overlay
 - (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 1 level
 - (g) Minimum Frontage Technical and Numeric Variation - Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m
 - (h) Minimum Site Area Technical and Numeric Variation - Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm
 - (i) Site Coverage Technical and Numeric Variation - Maximum site coverage is 40 per cent

Area 9 - 51 to 57 Harbrow Grove, Seacombe Gardens

19. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment J**:
- (a) General Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
20. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment J**:
- (a) Suburban Activity Centre Zone
 - (b) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) Technical and Numeric Variation - Minimum building height is 2 levels
 - (d) Interface Height Technical and Numeric Variation - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.

Area 10 - 66 Sixth Avenue, Ascot Park

21. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment K**:
- (a) Housing Diversity Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 12m

- (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 3 levels
 - (g) Minimum Frontage Technical and Numeric Variation - 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
 - (h) Minimum Site Area Technical and Numeric Variation - Minimum site area for a detached dwelling is 250sqm; semi-detached dwelling is 220sqm; row dwelling is 170sqm; group dwelling is 200sqm; residential flat building is 150sqm.
22. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment K**:
- (a) Local Activity Centre Zone
 - (b) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 12m
 - (c) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 3 levels

Area 11 - 1 Greenfield Road, Seaview Downs

23. Apply the following spatial layers to the 'affected area' bounded by the blue line in **Map A** contained in **Attachment L**:
- (a) Hills Neighbourhood Zone
 - (b) Affordable Housing Overlay
 - (c) Stormwater Management Overlay
 - (d) Urban Tree Canopy Overlay
 - (e) Maximum Building Height (Metres) Technical and Numeric Variation - Maximum building height is 9m
 - (f) Maximum Building Height (Levels) Technical and Numeric Variation - Maximum building height is 2 levels
 - (g) Gradient Minimum Frontage (Detached) Technical and Numeric Variation - Minimum frontage for detached dwellings where the site gradient is less than 1-in-8 is 18m; 1-in-8 to 1-in-4 is 20m; greater than 1-in-4 is 20m
 - (h) Gradient Minimum Frontage (Group) Technical and Numeric Variation - Minimum frontage for group dwellings where the site gradient is less than 1-in-8 is 24m; 1-in-8 to 1-in-4 is 26m; greater than 1-in-4 is 26m
 - (i) Gradient Minimum Site Area (Detached) Technical and Numeric Variation - Minimum site area for detached dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm
 - (j) Gradient Minimum Site Area (Group) Technical and Numeric Variation - Minimum site area for group dwellings where the site gradient is less than 1-in-8 is 700sqm; 1-in-8 to 1-in-4 is 900sqm; greater than 1-in-4 is 1100sqm.
24. Remove the following spatial layers from the 'affected area' bounded by the blue line in **Map B** contained in **Attachment L**:
- (a) Suburban Activity Centre Zone
 - (b) Maximum Building Height (Levels) - Maximum building height is 4 levels
 - (c) Minimum Building Height (Levels) - Minimum building height is 2 levels

- (d) Interface Height - Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground at the boundary of an allotment.
25. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the ‘Table of Planning and Design Code Amendments’ to reflect the publication of this Code Amendment.

ATTACHMENT A Map A



Area 1
10-22 Edward Beck Drive, Sheidow Park, (Marion LGA)

Proposed Zone
Suburban Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed TNV's
Building Height - max 9 metres
Building Height - max 2 levels
Minimum Frontage DD14, SD12, R8, GP20, RF20
Minimum Site Area DD420, SD350, R280, GP300, RF250

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 10 20 30 m



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Note: The above map is a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the Centre Zone Adjustment Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Map B



Area 1
10-22 Edward Beck Drive, Sheidow Park, (Marion LGA)

Proposed removal of Zone
Suburban Activity Centre

Proposed removal of TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 10 20 30 m



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ATTACHMENT B

Map A



Area 2
54 and 62 Seacombe Road, Darlington, (Marion LGA)

Proposed Zone
Hills Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed TNV's
Building Height - max 9 metres
Building Height - max 2 levels
Gradient Minimum Frontage (DD / GD)
Gradient Minimum Site Area (DD / GD)

Parcel Boundaries
Zones / Overlays / TNV's
Affected Area

0 9 18 27 m



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Map B



Proposed removal of Zone
Suburban Activity Centre

Proposed removal of TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 9 18 27 m



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ATTACHMENT C

Map A



Proposed Zone
Suburban Activity Centre

Proposed TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 9 18 27 m



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Map B



Proposed removal of Zone
Hills Neighbourhood

Proposed removal of Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed removal of TNV's
Building Height - max 9 metres
Building Height - max 2 levels
Gradient Minimum Frontage (DD / GD)
Gradient Minimum Site Area (DD / GD)

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 9 18 27 m



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ATTACHMENT D Map A



Area 3
97A to 97E McInerney Avenue, Mitchell Park, (Marion LGA)

Proposed Zone
General Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 7 14 21 m



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Map B



Proposed removal of Zone
Local Activity Centre

Proposed removal of TNV's
Building Height - max 9 metres
Building Height - max 2 levels

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 7 14 21 m



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ATTACHMENT E

Map A



Area 4
32 Finnis Street, Marion, (Marion LGA)

Proposed Zone
General Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 7 14 21 m



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Map B



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ATTACHMENT F

Map A



Proposed Zone
General Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 6 12 18 m



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Map B



Proposed removal of Zone
Local Activity Centre

Proposed removal of TNV's
Building Height - max 9 metres
Building Height - max 2 levels

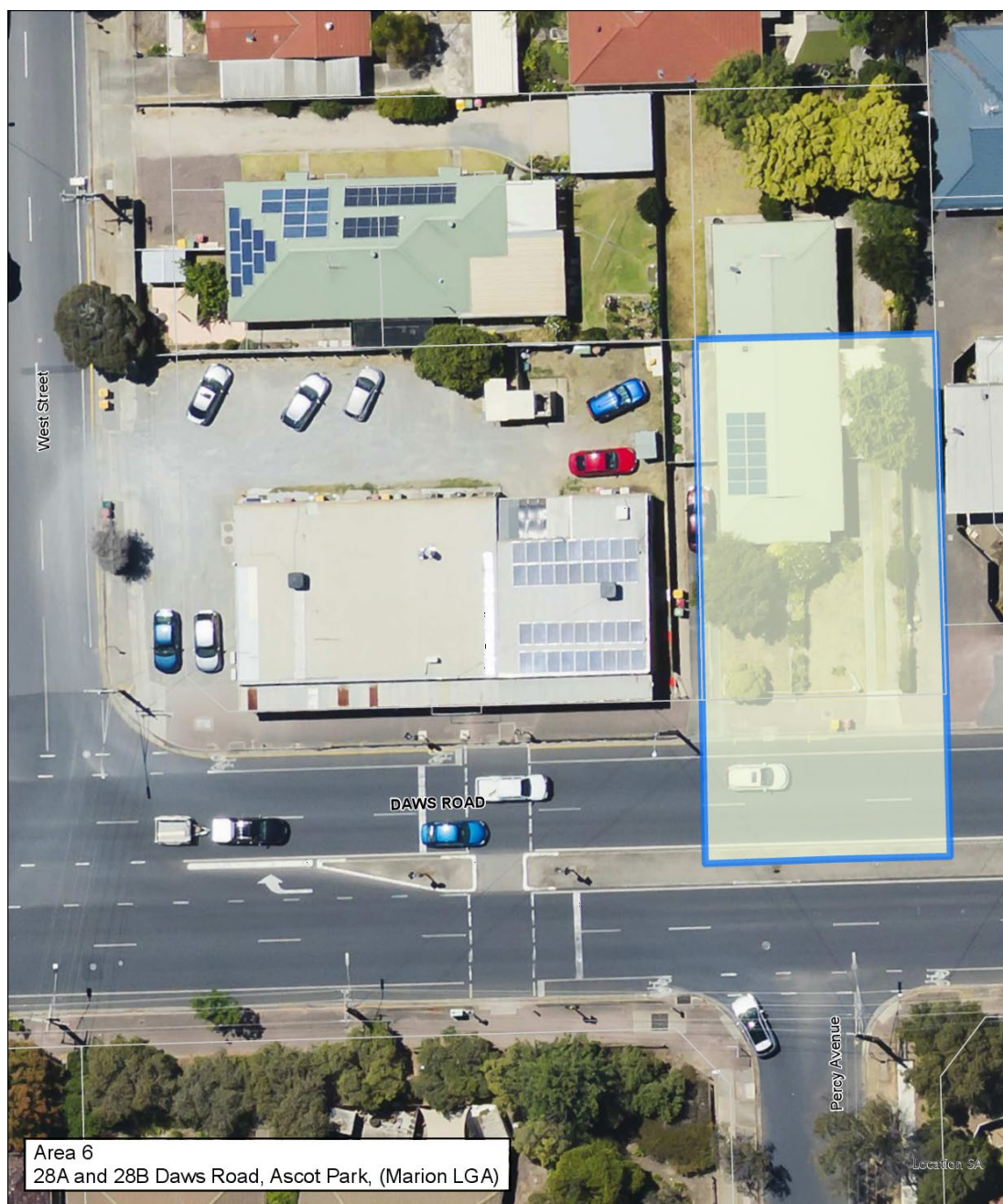
- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area



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ATTACHMENT G

Map A



Area 6
28A and 28B Daws Road, Ascot Park, (Marion LGA)

Proposed Zone
General Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 5 10 15 m



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Map B



Proposed removal of Zone
Local Activity Centre

Proposed removal of TNV's
Building Height - max 9 metres
Building Height - max 2 levels

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 5 10 15 m



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ATTACHMENT H
Map A

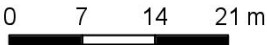


Proposed Zone
Housing Diversity Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed TNV's
Building Height - max 9 metres
Building Height - max 2 levels
Minimum Frontage DD9, SD9, R7, GP7, RF7
Minimum Site Area DD250, SD200, R200, GP200, RF200

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area



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Map B



Proposed removal of Zone
Local Activity Centre

Proposed removal of TNV's
Building Height - max 12 metres
Building Height - max 3 levels

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 7 14 21 m



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ATTACHMENT I

Map A



Area 8
506 Cross Road, Glandore, (Marion LGA)

Proposed Zone
Suburban Activity Centre

Proposed TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 10 20 30 m



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Map B



Area 8
506 Cross Road, Glandore, (Marion LGA)

Proposed removal of Zone
Established Neighbourhood

Proposed removal of Overlays
Affordable Housing
Character Area - MarC1
Stormwater Management
Urban Tree Canopy

Proposed removal of TNV's
Building Height - max 1 levels
Minimum Frontage DD15, SD15
Minimum Site Area DD420, SD350
Site Coverage 40%

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 10 20 30 m



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ATTACHMENT J

Map A



Area 9
51 to 57 Harbrow Grove, Seacombe Gardens, (Marion LGA)

Proposed Zone
General Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 10 20 30 m



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Map B



Area 9
51 to 57 Harbrow Grove, Seacombe Gardens, (Marion LGA)

Proposed removal of Zone
Suburban Activity Centre

Proposed removal of TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

-  Parcel Boundaries
-  Zones / Overlays / TNV's
-  Affected Area

0 10 20 30 m



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and Investment

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the Centre Zone Adjustment Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT K

Map A



Proposed Zone
Housing Diversity Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed TNV's
Building Height - max 12 metres
Building Height - max 3 levels
Minimum Frontage DD9, SD8, R7, GP18, RF18
Minimum Site Area DD250, SD220, R170, GP200, RF150

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 5 10 15 m



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Map B



Proposed removal of Zone
Local Activity Centre

Proposed removal of TNV's
Building Height - max 12 metres
Building Height - max 3 levels

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area

0 5 10 15 m



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ATTACHMENT L

Map A



Area 11
1 Greenfield Road, Seaview Downs, (Marion LGA)

Proposed Zone
Hills Neighbourhood

Proposed Overlays
Affordable Housing
Stormwater Management
Urban Tree Canopy

Proposed TNV's
Building Height - max 9 metres
Building Height - max 2 levels
Gradient Minimum Frontage (DD / GD)
Gradient Minimum Site Area (DD / GD)

Parcel Boundaries
Zones / Overlays / TNV's
Affected Area

0 10 20 30 m



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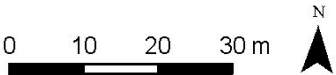
Map B



Proposed removal of Zone
Suburban Activity Centre

Proposed removal of TNV's
Building Height - min 2 levels
Building Height - max 4 levels
Interface Height

- Parcel Boundaries
- Zones / Overlays / TNV's
- Affected Area



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