



THE PLANNING AND DESIGN CODE IN THE CITY OF MARION

The following information is provided to assist in your understanding of policies proposed for the Marion Plains and explains some of the inaccuracies in the recently released Marion Council's 'Protect our Streets' flyer. Importantly the claims that the Code will reduce space for trees and car parking and produce lower quality housing is not accurate; in fact, the Code aims to achieve the exact opposite.

The improved residential infill policy of the Code addresses:

- increasing tree planting, urban green cover and space for gardens
- ensuring adequate on-site parking
- reducing the loss of on-street parking
- increasing street amenity by incorporating design features to enhance building façades; and
- increasing management of stormwater through enhanced rainwater tank requirements and more pervious surfaces.

Greater detail on these initiatives is explained in the State Planning Commission's *Raising the Bar on Residential Infill* brochure, available on the PlanSA Portal.

Why we need infill


Infill development that is done well is important to our city. The make up of our population is changing with more single and older people in our communities. These people need different and varied housing for different stages of their lives. According to ABS Census data, almost 1 in 3 households in Marion are occupied by one person and this trend is rising.



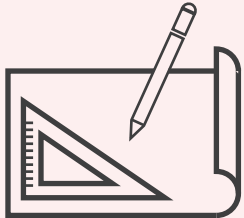
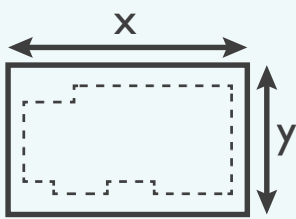
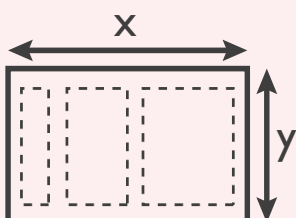
Diversifying our houses provides a positive contribution to local areas and provides more affordable housing. But we agree a lot of recent housing has been of poor design quality and has detracted from the streets and neighbourhoods we all want. The Code's infill policy aims to deal with this.

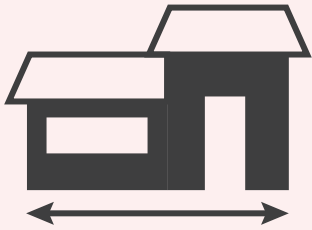


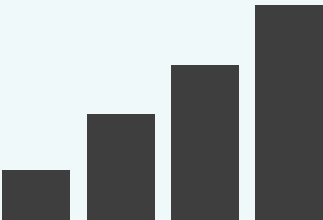
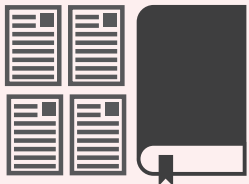
Receiving feedback

Consultation closes on Friday 18 December; however if you would like to speak to one of our staff please contact the **PlanSA Service Desk** on **1 800 752 664** or email **plansa@sa.gov.au**. Any concerns or matters raised in these discussions will be registered as feedback and provided to the State Planning Commission and the Minister in finalising the Code.

Addressing the ‘Protect Our Streets’ Campaign:

Theme	City of Marion flyer	The Planning and Design Code
<p>Car Parking</p> 	<p>The Code will reduce on-site and on-street car parking for Marion residents.</p> <p>The City of Marion is seeking to have two on-site car spaces for every 1, 2 and 3 bedroom homes and 3 on-site car spaces for 4+ bedroom homes.</p>	<p>The largest proportion of households in Marion currently only have one car.</p> <p>The Code requires on-site car parking of one car space for 1 or 2 bedroom homes and two car spaces per 3+ bedroom homes across Greater Adelaide and in Marion.</p> <p>Increasing the number of carparks in homes would force homebuyers to purchase parking they won't use and will make housing less affordable in Marion.</p>
<p>Traffic Congestion</p> 	<p>The Code will reduce car parking creating hotter, noisier and more congested streets between Seacombe Road and the tramline.</p> <p>The City of Marion is seeking to have one on-street car space for every 2 new homes.</p>	<p>The Code will not cause more traffic congestion. The Code requires one on-street car space per 3 new houses (in addition to off-street parking).</p> <p>People are choosing to live in locations such as Marion due to high quality local transport and the ability to easily reach family, work, shops and amenities. This helps reduce commuting distances and reduce car dependency. We all agree that more walking, cycling and use of public transport are good things for all of us.</p>
<p>Tree Planting and Landscaping</p> 	<p>The Code will reduce space for tree planting.</p>	<p>This is not true. The Code proposes tree planting and soft landscaping requirements for all new homes in established residential areas (infill development).</p> <p>Marion's Development Plan does not include any specific tree planting requirements for new infill houses.</p> <p>The Code will require 10 – 25% of a house block to be retained for gardens and at least one tree to be planted on each block.</p>

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<p>Tree Offset Fund</p> 	<p>The Code will allow people to pay into a fund rather than plant a tree on a new development.</p>	<p>Trees and planting will be required in most circumstances. In the exceptional circumstance when tree planting is not possible (e.g. where there are highly reactive soils which impact on trees and residential housing footing designs), funds will go to councils to plant more trees.</p>
<p>Housing Quality</p> 	<p>The Code will make it easier for lower quality housing developments to be approved.</p>	<p>This is not true. The standard of design for a development approved under the Code will far exceed what is approved under the Residential Code in the City of Marion today, which currently accounts for approximately 64% of approvals for new dwellings in Marion.</p>
<p>Design Standards</p> 	<p>The Council's design guidelines have been abolished except in character areas.</p>	<p>This is correct and they will be improved. The design standards introduced under the Code will exceed the standards applied in Marion today. The Code includes a range of requirements to improve street appeal and neighbourhood character, such as minimum criteria for building façade features.</p>
<p>Block Size</p> 	<p>The Council is calling for minimum block sizes of 350 sqm² for single houses north of Seacombe Rd.</p>	<p>Minimum block sizes do not determine quality design outcomes on their own. There are many examples across SA, and cities across Australia, where smaller lot housing provides a positive contribution to local areas, provides a more affordable housing product and supports housing choice close to existing services.</p>
<p>Site Coverage</p> 	<p>The Council is calling for a maximum 40 per cent site coverage for single houses north of Seacombe Rd.</p>	<p>The Residential Code currently operates in most locations across Adelaide including Marion and already allows housing to be constructed with 60% site coverage.</p> <p>The Code will maintain this level of site coverage and will not increase site coverage in most areas of Marion Plains.</p>

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<p>Frontages</p> 	<p>The Council is calling for minimum frontages of 10 metres for single houses north of Seacombe Rd.</p>	<p>A 300 sq m block with a 9m frontage can comfortably accommodate a range of house designs and has enough space to accommodate landscaping, tree planting, car parking and open space.</p>
<p>Marion Plains Policy Area 8</p> 	<p>Marion Plains Policy Area 8 should be transitioned into the Code's Suburban Neighbourhood instead of the General Neighbourhood Zone.</p>	<p>The Commission aims to transition similar residential zones into the Code across Greater Adelaide wherever possible.</p> <p>The application of the General Neighbourhood Zone to Marion's Policy Area 8 remains consistent with zones/policy areas in other Council areas.</p>
<p>Housing Diversity Development Plan Amendment</p> 	<p>The draft Code overrides most of the Housing Diversity Development Plan Amendment (DPA).</p>	<p>The Commission appreciates this DPA was only approved by the Minister earlier this year and is open to considering Council's position on this matter should it be included in a formal Code submission.</p>
<p>Business Growth</p> 	<p>Consideration should be given to rezoning parts of Marion Road to encourage business growth.</p>	<p>The Code seeks to reflect the current zoning along Marion Road which is consistent with Council's development plan.</p> <p>A change to zoning along Marion Road can be considered after the Code comes into effect in early 2021. This would require a Code Amendment (similar to a Development Plan Amendment) including consultation with local people and businesses affected.</p>
<p>Code Submission</p> 	<p>Most of Council's submission on the draft Code was rejected by the State Government.</p>	<p>Of the 27 amendments proposed by Council in its submission on the draft Code – 22 have been actioned and resolved.</p>